





City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	September 9, 2021	Application ID:	SP 2021-08
Project:	Tesla Charging Station At Wawa Hiatus Road	Project Number:	PRJ 2021-10
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	Imperial Hornet Developers Florida LLC Wawa Inc Finance dep	Agent:	Sheryl Blasi
Location:	1600 South Hiatus Road		
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Irregular 5.52 du/acre flexed to Commercial
Reference Applications:	SP 2017-03, ZV 2017-14, ZV 2017-04, ZV 2017-03, ZV 2017-02, ZC 2017-02, SP 2015-01, SP 2014-22, MSC 2010-07, SP 2008-02, MSC 2007-71, SP 2006-53, ZC 2005-06, ZC 2005-07, ZC 2003-02, AM 2003-07		
Applicant Request:	Installation of 8 Tesla charging stations		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director:  Planning Administrator: 		

Project Description / Background

Sheryl Blasi, agent, is requesting approval for the installation of 8 Tesla charging stations, associated equipment and landscaping in the northernmost parking field of the existing Wawa gas station at 1600 S Hiatus Road.

Wawa gas station was approved through site plan application SP 2017-03. No modifications have been made to the site since completion.

BUILDINGS / STRUCTURES:

The applicant proposes the installation of the following equipment:

- The installation of 8 charging posts occupying 8 parking spaces.
 - Each charging post will be approximately 5.5 feet high.
 - Each charging space will be depicted by a 1.5 square foot Tesla Vehicle charging sign mounted at 6 feet.
 - Charging station parking will be exclusive for electric vehicles only. Based on use 39 parking spaces are required. Currently, 59 parking spaces are available on site. With the reduction of 8 spaces for electric vehicle charging, 51 parking spaces will remain on site for public use.
- Installation of 2, 7.5' tall V3 Supercharger cabinets.
- Installation of 1 utility transformer

Additionally, minor curb modification, restriping and the relocation of a light pole is proposed to accommodate the new charging stations.

LANDSCAPING:

The proposed equipment shall be screened by *Galphimia Gracilis* (Thryallis) and *Spartina Bakeri*, (Sand Cordgrass)

No other modifications are proposed at this time.

Staff has reviewed the proposed changes and finds that the proposal meets code requirements. Staff therefore recommends approval of this application.

Enclosed:

Miscellaneous Plan Application
Memo from Planning Division (8/9/21)
Memo from Engineering Division (7/29/21)
Memo from Landscape Division (7/28/21)
Memo from Zoning Administrator (7/28/21)
Memo from Planning Division (7/22/21)
Memo from Engineering Division (6/10/21)
Memo from Zoning Administrator (6/9/21)

Memo from Landscape Division (6/8/21)

Memo from Fire Prevention (6/3/21)

Site Plan

Site Aerials



City of Pembroke Pines

Planning and Economic Development Department

Unified Development Application

Planning and Economic Development
City Center - Third Floor
601 City Center Way
Pembroke Pines, FL 33025
Phone: (954) 392-2100
<http://www.ppines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: _____

Plans for DRC _____ Planner: _____

Indicate the type of application you are applying for:

- | | |
|---|---|
| <input type="checkbox"/> Appeal* | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input checked="" type="checkbox"/> Site Plan* |
| <input type="checkbox"/> Delegation Request | <input type="checkbox"/> Site Plan Amendment* |
| <input type="checkbox"/> DRI* | <input type="checkbox"/> Special Exception* |
| <input type="checkbox"/> DRI Amendment (NOPC)* | <input type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> Flexibility Allocation | <input type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation* | <input type="checkbox"/> Zoning Change (Map or PUD)* |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text) |
| <input type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | <input type="checkbox"/> Deed Restriction |

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark *N/A*.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 foot radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: Cole Project #: PRJ 20 21 - 10 Application #: SP 2021-08
Date Submitted: 05/27/21 Posted Signs Required: (2) Fees: \$ 3,161⁰⁰

SECTION 1-PROJECT INFORMATION:Project Name: Tesla Pembroke Pines 1600 Hiatus Rd.Project Address: 1600 S HIATUS ROAD, PEMBROKE PINES, 33025

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): _____

Plat Name: _____ Traffic Analysis Zone (TAZ): _____

Legal Description: PEMBROKE LAKES SOUTH 119-1 B TRACT G-3 LESS PORDESC IN OR 42742/578

Has this project been previously submitted? Yes No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution/ Ordinance #	Conditions of Approval

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Maury Rice

Owner's Address: _____

Owner's Email Address: _____

Owner's Phone: _____ Owner's Fax: _____

Agent: Tesla, Inc

Contact Person: Sheryl Blasi

Agent's Address: _____

Agent's Email Address: sherylblasi@comcast.net

Agent's Phone: (305) 527-8180 Agent's Fax: _____

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

PROPOSED

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: _____

South: _____

East: _____

West: _____

ADJACENT LAND USE PLAN

North: _____

South: _____

East: _____

West: _____

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: _____

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

TESLA TO INSTALL ELECTRIC VEHICLE CHARGING STATIONC CONSISTNG OF
(2) V3 SUPERCHARGER CABINETS, (8) V3 CHARGING POSTS, (1) MASTER
CONTROLLER INTEGRATED IN SWITCHGEAR, (1) SWITCHGEAR ASSEMBLY,
(1) UTILITY TRANSFORMER AND CONCRETE PAD

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature] 5/17/21
Signature of Owner Date

Sworn and Subscribed before me this _____ day
of _____, 20_____

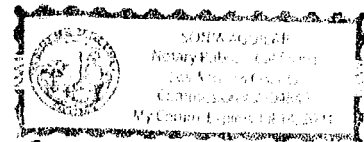
Fee Paid Signature of Notary Public My Commission Expires

AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature] 5/18/21
Signature of Agent Date

Sworn and Subscribed before me this _____ day
of _____, 20_____



(See Attachment)

Fee Paid Signature of Notary Public My Commission Expires

California Jurat Certificate

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

s.s.

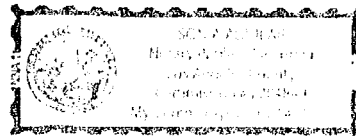
Subscribed and sworn to (or affirmed) before me on this 17 day of May

20 21, by Maury Rice and

_____, proved to me on the basis of

satisfactory evidence to be the person(s) who appeared before me.

Samer Asulin
Commission #2204849



OPTIONAL INFORMATION

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

Owner certification

containing _____ pages, and dated _____

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence
form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on

Page # _____ Entry # _____

Notary contact: _____

Other

Affiant(s) Thumbprint(s) Describe: _____

California Jurat Certificate

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California

County of Los Angeles

s.s.

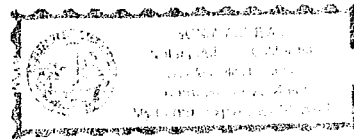
Subscribed and sworn to (or affirmed) before me on this 17 day of May

2021, by Maury Rice and

_____, proved to me on the basis of

satisfactory evidence to be the person(s) who appeared before me.

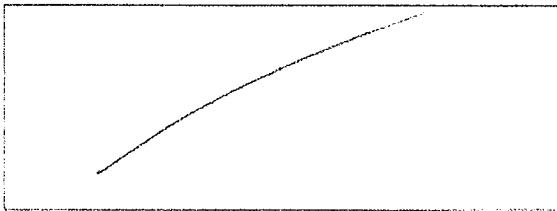
Sanier Aguelm
commission # 2204849



OPTIONAL INFORMATION

Description of Attached Document

The certificate is attached to a document titled/for the purpose of



containing _____ pages, and dated _____

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
form(s) of identification _____ credible witness(es) _____

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact _____

Other _____

Affiant(s) Thumbprint(s) _____ Describe _____

May 10, 2021

RE: Tesla Electric Supercharger Station – Pembroke Pines, FL

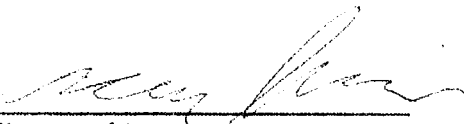
To: City of Pembroke Pines

To Whom It may Concern:

Please find enclosed an original Letter of Authorization for David Hernandez, Installation & Construction Manager, Charging Infrastructure for Tesla, Inc. to sign any and all documents relating to City of Pembroke Pines Building Department for the Tesla EVC Charging Station located at:

1600 S HIATUS ROAD PEMBROKE PINES, 33025

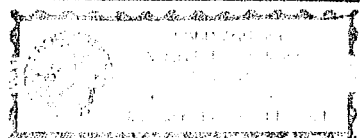
Please do not hesitate to contact this office with any questions.
Best Regards,



Signature of Owner

MARY RICE, FHDF
Print Owner's Name:

Sworn to and subscribed before me on this _____ Day of _____, 200_____.
By _____ Personally Known, or Produced ID _____ Notary
Public _____
Print Notary's Name: _____
Oath taken _____ Oath not taken _____
Commission Expiration: _____ Prepared by: _____
Address: _____


(see Attachment)

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: August 9, 2021
To: SP 2021-08 file
From: Cole Williams, Planner / Zoning Technician
Re: Tesla Charging Station

Items that do not conform to the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

ALL COMMENTS REGARDING THIS APPLICATION HAVE BEEN ADDRESSED.

**CITY OF PEMBROKE PINES
PUBLIC SERVICES DEPARTMENT
ENVIRONMENTAL SERVICES/ENGINEERING DIVISION**

DRC REVIEW FORM



July 29, 2021

**PROJECT: *TESLA ELECTRICAL CHARGING STATIONS AT WA WA*
CITY REFERENCE NUMBER: *SP 2021-08 & PRJ 2021-10***

**To: Cole Williams, Planner and Zoning Technician
Planning and Economic Development Department**

**From: John L. England, P.E.
Environmental Services/Engineering Division, Public Services Department
(954) 518-9046**

RECOMMENDATION:

The Environmental Services/Engineering Division's DRC 'Comments' for the proposed electric charging stations have been satisfied and the proposed project is hereby recommended for 'Consideration' by the Planning and Zoning Board.

NOTE that an Engineering Permit is required for construction of the proposed project site related improvements and directional bore. Submittal of appropriate signed and sealed plans/details and Plans Review Fee will be required, as a minimum, by the Environmental Services/Engineering Division for acceptance of the proposed project for initiation of the plans review for approval for Engineering Permit. A separate permit submittal to the Environmental Services/Engineering Division will be necessary, in addition to the submittal to the Building Department for any permits required to be processed through the Building Department.

MEMORANDUM

July 28, 2021

To: Cole Williams
Planner

From: Christian Zamora
Planner / Zoning Specialist

Re: (SP 2021-08) Tesla Charging Station – Wawa at Villages of Mayfair Outparcel

The City of Pembroke Pines Planning Division has conducted a landscape review for Tesla Charging Station – Wawa @ Villages of Mayfair Outparcel. The following items need to be addressed prior to this project being found in compliance:

- ~~1. Per plans, re-locating existing material. Need to provide plating replacement detail for tree / shrub being relocated. As per City of Pembroke Pines Landscape Ordinance 155.661 (E) "Utility structures, garbage, and refuse areas shall be screened with landscaping material to the extent that these areas are not visible at a maximum height of six feet from abutting properties or adjacent right-of-ways."~~

Landscape comments have been addressed (Sheet C- 7/02/2021)

For Final Inspection, Irrigation must be working properly to ensure that all new and existing landscape material is adequately being irrigated. A "wet-check" shall be done at time of final inspection to ensure all irrigation heads are working properly etc.

It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards and meet material Design and Installation Standards. City Code 155.664

Please contact me with any questions.

CHRISTIAN ZAMORA

Planner / Zoning Specialist, Planning and Economic Development Department
City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025
954.392.2100 (Office) - czamora@ppines.com
Consider the environment before printing this email.

MEMORANDUM

July 28, 2021

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: SP 2021-08 (PRJ 2021-10 – Tesla Charging Stations @ Wawa)

All of my comments regarding the above Site Plan have been satisfied.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: July 22, 2021
To: SP 2021-08 file
From: Cole Williams, Planner / Zoning Technician
Re: Tesla Charging Station

Items that do not conform to the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

1. Provide completed public notice affidavit. **Please provide.**
2. Include a detailed scope of work letter. Include chargers, enclosures, transformers, landscape etc.... **Please provide**
3. ~~Provide full site plan with parking count for site. Parking spaces reserved for EV charge shall count against the total parking for site.~~
4. ~~Provide details of screening for all mechanical equipment.~~
5. ~~Provide length of parking spaces.~~
6. Provide color details for charging units. **Not provided.**
7. Provide all color chips / material samples to be used on site. Place on a color / material board. **Not provided.**
8. Provide details of where the construction equipment will be staged. **Not shown.**
9. ~~Provide landscape disposition plan.~~
10. ~~Clarify if there will be any pavement markings designating the EV spaces~~
11. ~~Provide a letter of future compliance with the following: Operators of electric vehicle charging stations must apply for a local business tax receipt or use permits in compliance with Chapter 115 of the City Code of Ordinances. All equipment components, including but not limited to functioning, shall be maintained at all times..
(i) Current contact information, including but not limited to a telephone number for a representative or department of the operator of the charging station shall be posted on each station as contact to report all issues relating to the particular station. Provide how these chargers will be maintained.~~
12. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). The DRC will not review your resubmittal if you fail to provide this response.
13. Please contact me prior to resubmittal 954-392-2100.

**CITY OF PEMBROKE PINES
PUBLIC SERVICES DEPARTMENT
ENVIRONMENTAL SERVICES/ENGINEERING DIVISION**

DRC REVIEW FORM



June 10, 2021

Project: *TESLA CHARGING STATION at WAWA*
City Reference Number: *SP 2021-08 & PRJ 2021-10*

To: Cole Williams, Planner and Zoning Technician
Planning and Economic Development Department

From: John L. England, P.E. Assistant City Engineer
Environmental Services/Engineering Division, Public Services Department
(954) 518-9040

COMMENTS/RECOMMENDATIONS:

1. Site Plan, Sheet C-2 – Provide in the Site Plan or in a Pavement Marking and Signage Plan reflecting the appropriate pavement markings for the parking lot areas where proposed asphalt pavement is to match existing. Standard Parking Space markings must be corrected/refurbished to conform the attached City Standard R-41, 'Standard Parking Space Details', Sheet 1 of 3.
2. Site Plan, Sheet C-2 – Construction of the proposed asphalt pavement to match existing pavement must follow City Standard R-47. Provide a 'Pavement Restoration Detail' and reflect City Standard R-47, 'Asphalt Pavement Repair' on the 'Civil Details' sheet.
3. Electrical Equipment Plan, Sheet E-1 – Depict the entire length of the proposed directional bore from the proposed utility transformer to the point of connection with the electrical utility line. **Note** that a profile plan with grid elevations depicting the entire length of the directional bore and surrounding underground utilities must be provided in the Construction Permit for approval.
4. General Comment – **NOTE** that an Engineering Construction Permit is required for installation of the required pavement markings and signage related improvements. Submittal of appropriate signed and sealed plans and Plans Review Fee will be required, as a minimum, by the Environmental Services/Engineering

Division for acceptance of the proposed project for initiation of the plans review for Construction Permit.

NOTE: All resubmittals must include 'Responses' to all 'Comments' in letter format.

MEMORANDUM

June 9, 2021

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: SP 2021-08 (PRJ 2021-10 – Tesla Charging Station @ Wawa)

The following are my comments regarding the above Site Plan:

1. Provide color elevations, with dimension, color names, color numbers, etc. of all equipment/cabinets being installed on site.
2. Provide landscape plan showing any changes/removal of landscaping.
3. Provide landscape buffer around any added equipment.
4. Show location of relocated light pole.
5. Provide overall site plan with identifying EV spaces and updating all parking data with this information.
Note: Per code, these spaces must be in excess of Wawa required parking.
6. Will there be a staging area during construction/installation? If so, show location on site plan and provide all details of any fencing, signs, etc.
7. Contact Sherrell Jones-Ruff in Building @ (954) 628-3725, or by email @ sjones-ruff@cgasolutions.com, to set up pre-app meeting with Building.

Please contact me with any questions.

MEMORANDUM

June 8, 2021

To: Cole Williams
Planner

From: Christian Zamora
Planner / Zoning Specialist

Re: (SP 2021-08) Tesla Charging Station – Wawa at Villages of Mayfair Outparcel

The City of Pembroke Pines Planning Division has conducted a landscape review for Tesla Charging Station – Wawa @ Villages of Mayfair Outparcel. The following items need to be addressed prior to this project being found in compliance:

1. Per plans, re-locating existing material. Need to provide plating replacement detail for tree / shrub being relocated. As per City of Pembroke Pines Landscape Ordinance 155.661 (E) *“Utility structures, garbage, and refuse areas shall be screened with landscaping material to the extent that these areas are not visible at a maximum height of six feet from abutting properties or adjacent right-of-ways.”*
2. Irrigation must be working properly to ensure that all new and existing landscape material is adequately being irrigated. A “wet-check” shall be done at time of final inspection to ensure all irrigation heads are working properly etc.

It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards and meet material Design and Installation Standards. City Code 155.664

Please contact me with any questions.

CHRISTIAN ZAMORA

Planner/ Zoning Specialist, Planning and Economic Development Department
City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025
954.392.2100 (Office) • czamora@ppines.com
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DRC REVIEW FORM

**PEMBROKE PINES FIRE RESCUE
FIRE PREVENTION BUREAU**

FIRE PLANS EXAMINER BY: Brian Nettina Assistant Fire Marshal
(954) 499-9557 bnettina@ppines.com

PROJECT NAME: Tesla Charging Station

REFERENCE #: SP 2021 - 08

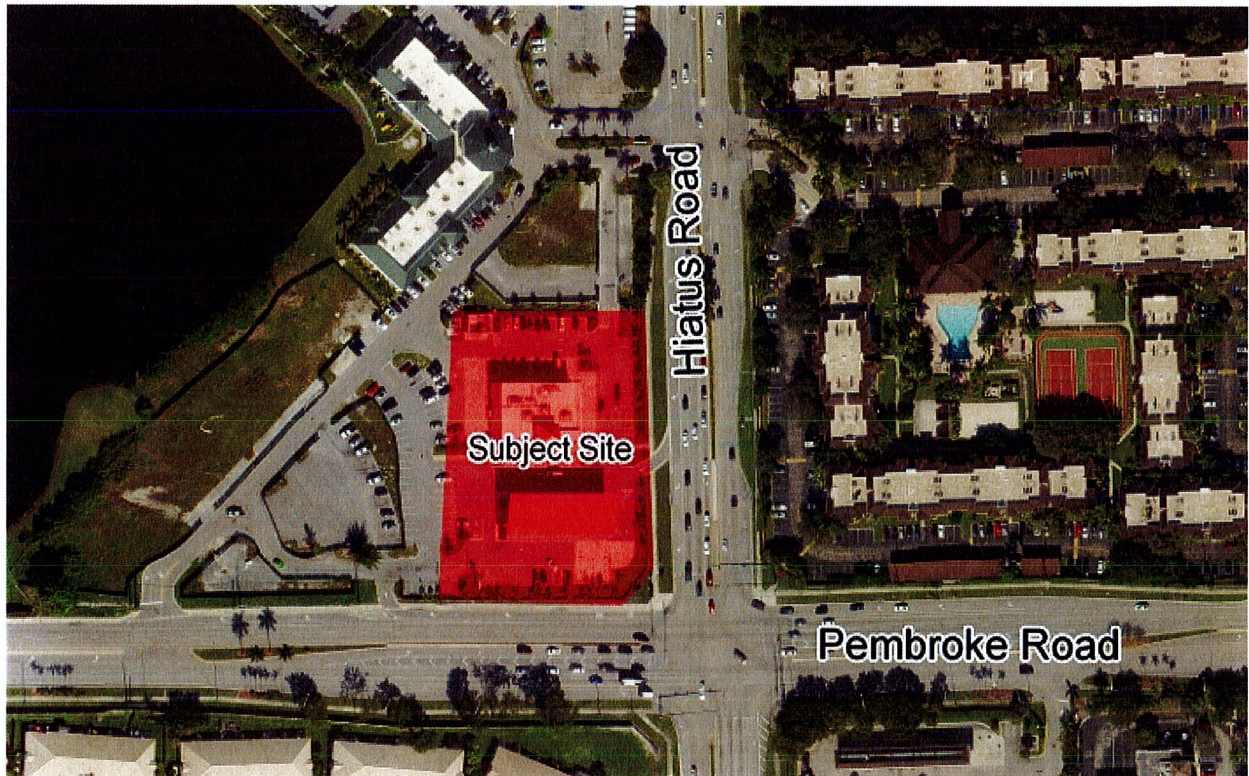
DATE REVIEWED: 06/03/2021

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

YOU HAVE SATISFIED THE FIRE DEPARTMENT'S CONCERNS REGARDING THE SITE PLAN REVIEW

SUBJECT SITE AERIAL PHOTO

Tesla Charging Station (SP 2021-08, PRJ 2021-10)



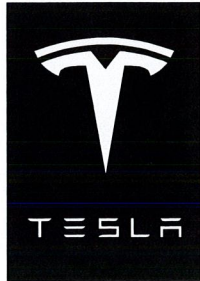
City of Pembroke Pines
Received

AUG 23 2021

Planning & Economic Development

TESLA

CHARGING STATION
1600 S HIATUS RD (TESLA STATION)
PEMBROKE PINES, FL 33025

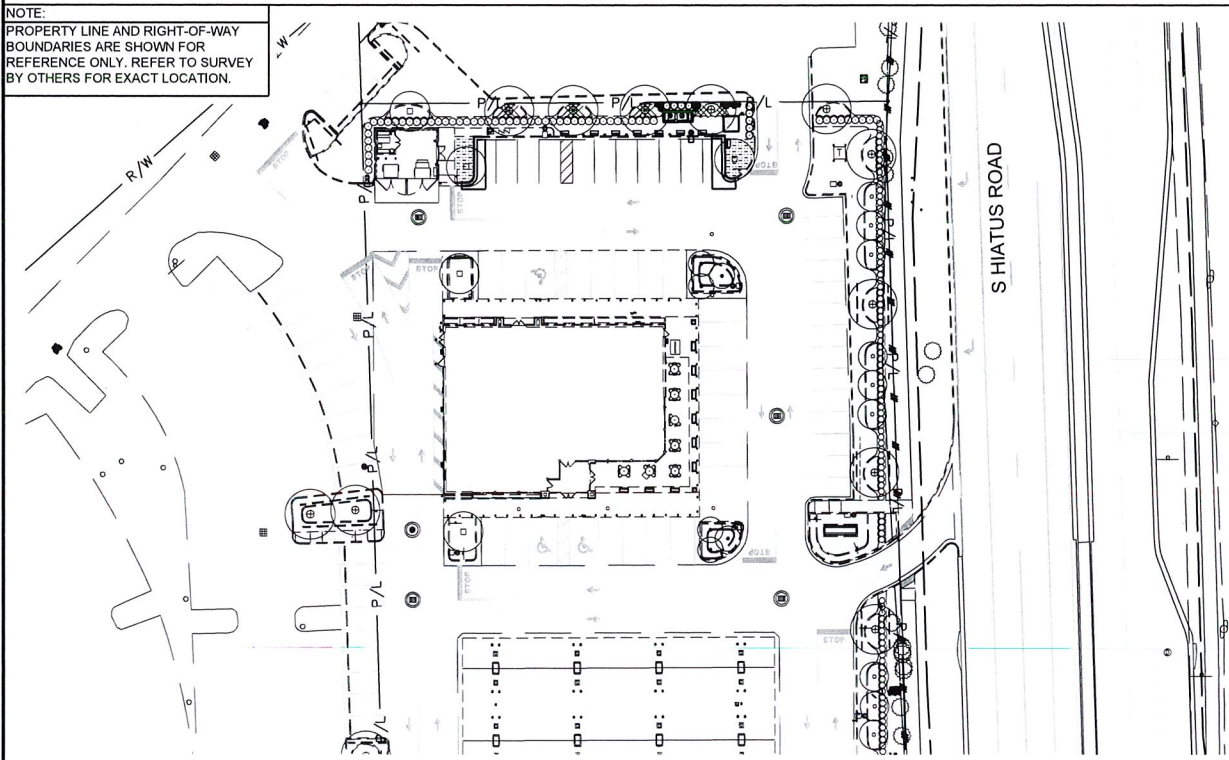


520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101



3500 DEER CREEK RD
PALO ALTO, CA 94304
(650) 681-5000

SITE LAYOUT



NOTE:
PROPERTY LINE AND RIGHT-OF-WAY
BOUNDARIES ARE SHOWN FOR
REFERENCE ONLY. REFER TO SURVEY
BY OTHERS FOR EXACT LOCATION.

AERIAL MAP



MAP DATA ©2021 GOOGLE

LEONARDO A. SFERRA
LICENSE No. 80859

REV.	DATE	DESCRIPTION
A	04.07.21	ISSUED FOR 50% REVIEW
B	04.28.21	ISSUED FOR SIGNED AND SEALED
0	07.07.21	ISSUED FOR SIGNED AND SEALED



08/16/2021

SITE INFORMATION

ADDRESS:
1600 S HIATUS RD
(TESLA STATION)
PEMBROKE PINES, FL 33025

POWER COMPANY:
FPL
CONTACT: FAVYAN TORRES
(954) 224-2448

PROPERTY OWNER:
WAWA, INC
CONTACT: VINCENT CIPOLLONE
(610) 306-5462

EQUIPMENT SUPPLIER:
TESLA, INC.
3500 DEER CREEK ROAD
PALO ALTO, CA 94304
(650) 681-5000

GPD GROUP, INC. LIC. # - 30920 CONTACTS:

PROJECT MANAGER:
ZACHERY SHEETS, PE - OH# 77870
(330) 572-2148
ZSHEETS@GPDGROUP.COM

PROJECT COORDINATOR:
TROY EVESLAGE, PE - IN# PE11500164
(317) 295-3179
TEVESLAGE@GPDGROUP.COM

PERMIT COORDINATOR:
SARAH HONEYCUTT
(330) 572-3508
SHONEYCUTT@GPDGROUP.COM

LATITUDE (NAVD88)
N 25°59'39.56"
25.99432°

LONGITUDE (NAVD88)
W 80°17'46.81"
-80.29634°

PERMITTING JURISDICTION:
CITY OF PEMBROKE PINES
CONTACT: DEAN PIPER
ZONING
DPIPER@PPINES.COM
(954) 392-2110

COUNTY:
BROWARD

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
2020 FLORIDA BUILDING CODE (7TH EDITION)
2017 NATIONAL ELECTRICAL CODE
IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

PROJECT DESCRIPTION

- INSTALL (2) V3 SUPERCHARGER CABINETS
- INSTALL (8) V3 CHARGING POSTS
- INSTALL (1) MASTER CONTROLLER INTEGRATED IN SWITCHGEAR
- INSTALL (1) SWITCHGEAR ASSEMBLY
- INSTALL (1) UTILITY TRANSFORMER

BEFORE SCALING & PLAN REPRODUCTION WARNING

CONTRACTORS SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND FIELD CONDITIONS ON THE
JOB SITE AND SHALL IMMEDIATELY NOTIFY THE TESLA IN WRITING OF ANY DISCREPANCIES
BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

DESIGN LOADING

LATERAL LOAD DESIGN DATA:
WIND DESIGN DATA (ASCE 7-16):

BASIC WIND SPEED (V_{50}): 165 MPH
BASIC WIND SPEED (V_{30}): 128 MPH
IMPORTANCE FACTOR: 1.0
EXPOSURE CATEGORY: C

SEISMIC DESIGN DATA (ASCE 7-16):
1.0 SEISMIC IMPORTANCE FACTOR (I): 1.0
RISK CATEGORY: II
SITE CLASS (ASSUMED): D

MAPPED SPECTRAL RESPONSE
SHORT PERIODS (S_s): 0.046
1 SEC. PERIODS (S_1): 0.022

SPECTRAL RESPONSE COEFF.
SHORT PERIODS (S_{DS}): 0.049
1 SEC. PERIODS (S_{D1}): 0.034

SEISMIC DESIGN CATEGORY: A

DRAWING INDEX

T-1	TITLE SHEET & PROJECT DATA
C-6	SITE PLAN (BY OTHERS)
LA-1	LANDSCAPE PLAN (BY OTHERS)
CIVIL	SHEET TITLE 0
GN-1	GENERAL NOTES
C-1	DEMOLITION PLAN
C-2	SITE PLAN
C-3	LANDSCAPE PLAN
C-4	CIVIL DETAILS
C-5	CIVIL DETAILS (FOR REFERENCE ONLY)
ELECTRICAL	SHEET TITLE 0
EN-1	ELECTRICAL GENERAL NOTES
E-1	ELECTRICAL SITE PLAN
E-2	ONE-LINE DIAGRAM & PANEL SCHEDULE
E-3	ELECTRICAL DETAILS

REFERENCED DOCUMENTS
SUPERCHARGER DATASHEET
SUPERCHARGER INSTALLATION MANUAL
SUPERCHARGER POST INSTALLATION MANUAL
TOPOGRAPHIC SURVEY
UTILITY DESIGN DOCUMENTS
ELECTRICAL EQUIPMENT CUTSHEETS

1600 S HIATUS RD
(TESLA STATION)
PEMBROKE PINES, FL 33025

TITLE SHEET &
PROJECT DATA

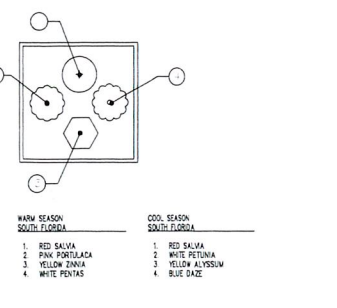
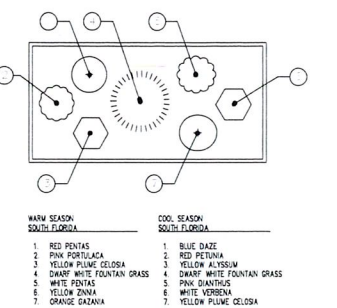
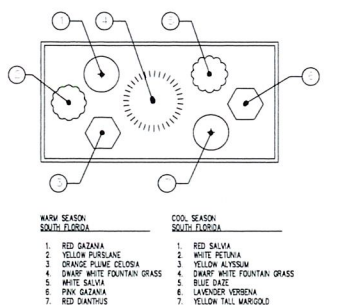
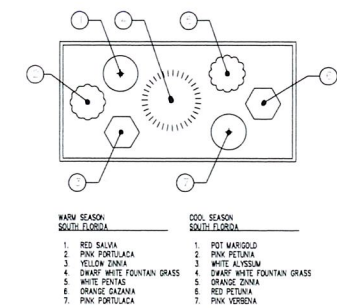
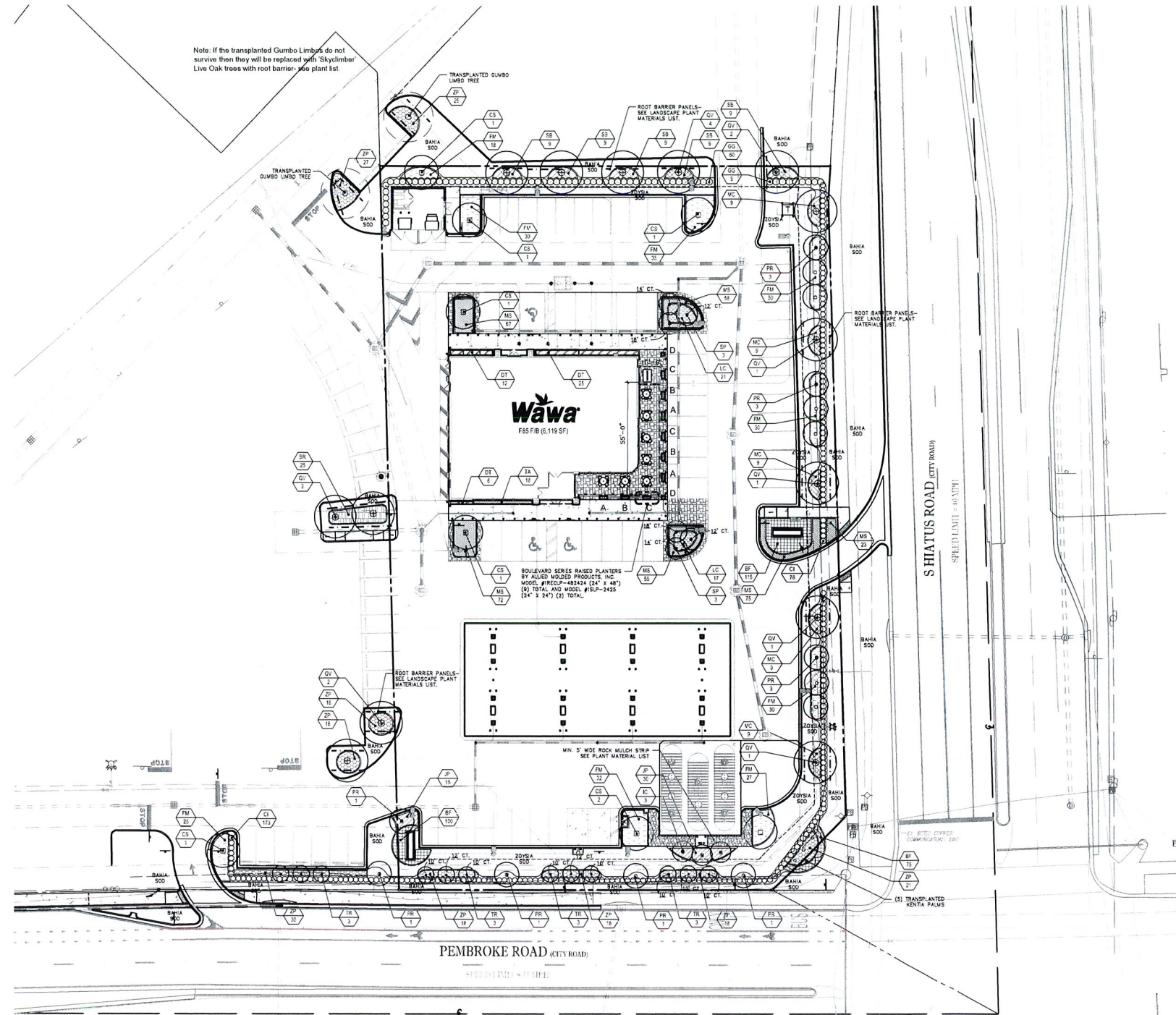
ISSUED FOR:	
PERMIT	XXX
BID	XXX
CONSTRUCTION	XXX
RECORD	XXX

INSTALL MANAGER	DESIGNER
DAVID HERNANDEZ	JJR

JOB NO.
2020141.73

T-1





LANDSCAPE MINIMUM REQUIREMENTS:

For non-residential properties the planting requirement shall be calculated on the following basis:
(a) One tree every 5,000 square feet of gross area.
(b) Ten shrubs every 5,000 square feet of gross area.

76,200 SF gross area / 5,000 SF = 15 trees & 152 shrubs required
18 trees & 514 shrubs provided

All properties and approved landscape plans are required to have at least 50% native and drought-resistant plant materials within the total site vegetation excluding sod.
Palms at a 3:1 ratio minimum ten feet in height, ten feet in spread, planted in close proximity to each other shall be considered as one canopy.

All trees shall be planned to ensure that there is adequate root and canopy space at maturity. Trees planted within ten feet of a paved surface or a form of infrastructure (determined to have an invasive root system) shall require an approved root barrier system.
All common areas shall be fully landscaped and irrigated. Common areas require one tree for every 1,000 square feet and shall require no more than 50% sod.
Trees in excess of five shall have no more than 20% of a single species.

All properties three stories and below minimum:

- (a) 20% of required trees meet 14'-16" H with 3" diameter at breast height.
(b) 20% of required trees meet 12'-14" H with 2" diameter at breast height.
(c) 60% of required trees required meet § 153.03(j).

Landscaping Adjacent to R-O-W:

Minimum 10' wide landscape strip with one tree per 50 LF and minimum 2' tall continuous hedge.

316 LF / 50 LF = 7 trees required
7 trees provided

Pembroke Rd. 183 LF / 50 LF = 4 trees required
4 trees provided

Landscaping Adjacent to abutting properties:

Minimum 10' wide landscape strip with one tree per 50 LF and minimum 3' tall continuous hedge.

North Property Line 220 LF / 50 LF = 5 trees required
5 trees provided

East Property Line 183 LF / 50 LF = 4 trees required
4 trees provided

Interior parking and paved area Landscaping:

Parking and paved areas shall comply with the following minimum requirements:

- One tree:
(a) Every five parking spaces; and (b) Every 100 square feet of interior landscaping.

64 spaces / 5 = 13 trees required
13 trees provided

Total required trees:

Total required trees = 33
Total provided trees = 33

Total native species:

Total required native trees (50%) = 17
Total provided native trees (60%) = 20

Total required native shrubs/groundcovers (50%) = 77
Total provided native shrubs/groundcovers (72%) = 1,020

LANDSCAPE PLANT MATERIALS

QTY TREES/PALMS	SYMBOL	BOTANICAL/COMMON NAME	DROUGHT TOLERANT	NATIVE	SPECIFICATIONS
8	CS	CORDIA SEBESTENA/ ORANGE GEIGER	YES	YES	45 GAL. 2" CALIPER. 10'-12" HT. X 4'-5' SPD. 4" C.T. HT.
3	IC	ILEX CASSINE/ TENSAN/ DAHOON HOLLY	YES	YES	FIELDDROWN. 25" CALIPER. 10'-12" HT. X 5' SPD. FULL TO GROUND
14	QV	QUERCUS VIRGINIANA/ SKY CLIMBER LIVE OAK	YES	YES	100 GAL., 4" CALIPER. 15'-18" HT. X 6' SPD. MIN.
14	PR	PLUMERIA RUBRA/ WHITE PLUMERIA	YES	NO	45 GAL. 2" CALIPER. 10'-12" HT. X 4'-5' SPD. 4" C.T. HT.
6	SP	SABAL PALMETTO/ SABAL PALM	YES	YES	FIELDDROWN. 12'-18" CLEAR TRUNK. SEE PLAN FOR C.T. HTS
12	TR	THINAX RADIATA/ FLORIDA THATCH PALM	YES	YES	FIELDDROWN. 10'-14" OVERALL HT., SEE PLAN FOR HTS.

SHRUBS/ GROUNDCOVERS

250	BF	BULBINE FLAVASCENS/ YELLOW BULBINE	YES	NO	1 GAL. MIN. 14" HT., FULL 18" O.C.
251	CI	CHRYSOBALANUS ICAGO/ RED-TIP COCOPLUM	YES	YES	7 GAL. MIN. 30" HT., FULL 36" O.C.
43	DI	DIANELLA TASMANICA/ BLUEBERRY FLAX LILY	YES	NO	1 GAL. MIN. 14" HT., FULL 30" O.C.
257	FM	FICUS MICROCARPA/ GREEN ISLAND FICUS	YES	YES	3 GAL. MIN. 14" HT., FULL 30" O.C.
69	GG	GALPHIMIA GRACILIS/ THYRALLIS	YES	YES	7 GAL. MIN. 35" HT., FULL 36" O.C.
45	JP	JUNIPERUS CONFERTA/ BLUE PACIFIC JUNIFER	YES	NO	3 GAL. MIN. 9" HT. X 15" SPD., FULL 30" O.C.
38	LC	LOROPETALUM CHINENSIS/ DWARF RUBY LOROPETALUM	NO	NO	7 GAL. MIN. 30" HT. X 24" SPD., FULL 30" O.C.
45	MC	MUHLENBERGIA CAPILLARIS/ MUHLY GRASS	YES	YES	3 GAL. MIN. 24" HT., FULL 36" O.C.
45	SB	SPARTINA BAKERI/ SAND CORDGRASS	YES	YES	3 GAL. MIN. 24" HT., FULL 36" O.C.
25	SR	SERENGA REPENS/ DWARF SAW PALMETTO	YES	YES	3 GAL. MIN. 24" HT., FULL 36" O.C.
350	MS	MIMOSA STRIGILLOSA/ SUNSHINE MIMOSA	YES	YES	1 GAL. FULL 18" O.C.
168	ZP	ZAMIA PUMILA/ COONTIE FERN	YES	YES	3 GAL. MIN. 15" SPD., FULL 30" O.C.

ANNUALS/ PERENNIALS

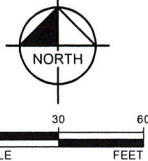
SEASONAL VARIETIES- SEE PLANTER LAYOUTS A, B, C & D THIS SHEET
1 GAL. FULL SPACING AS SHOWN

SOD/ MULCH

S.F.	SOD	PASPALUM NOTATUM/ ARGENTINE BAHIA GRASS	S.F. DETERMINED BY CONTRACTOR- SEE PLAN FOR LOCATION
S.F.	SOD	ZOYSIA JAPONICA/ EMPIRE/ EMPIRE ZOYSIA GRASS	S.F. DETERMINED BY CONTRACTOR- SEE PLAN FOR LOCATIONS
CY.	MULCH	DOUBLE- GROUND MELALEUCA MULCH/ COCOA BROWN COLOR	3" THICK IN ALL PLANTING AREAS
CY.	ROCK	1 1/2"- 3" DIA. BROWN RIVER ROCK WITH COMMERCIAL GRADE WEED CLOTH AND PREMULC EDDING. MILL FINISH. INSTALL PER SPECS.	SEE PLAN FOR LOCATIONS
LF.	PANELS	ROOT BARRIER PANELS BY CENTURY PRODUCTS, INC. Model # CP36-2	INSTALL PER MANUFACTURER'S SPECIFICATIONS- SEE PLAN FOR LOCATIONS.

LANDSCAPE GENERAL NOTES:

- All installed plant material shall be a minimum grade of Florida #1 or better as identified in *Grades and Standards* by the Florida Department of Agriculture, where applicable.
- All landscape areas excavated shall be filled with 50% muck soil mix.
- All plant installations shall conform to all applicable regulations in regards to planting distances away from above ground utility structures and lines and shall not be installed underneath roofs, overhangs, and balconies unless their mature height does not encroach upon the structure.
- All plant material shall not impede line of sight as stated in § 153.10.
- For proper plant material health, all landscaped areas shall have a readily available water supply or an appropriate and functional irrigation system. Refer to irrigation requirements in § 153.05.
- It shall be the duty of a property owner that all plant material and non-living durable landscaping material shall be installed and perpetually maintained in a manner as determined by qualified city staff to be generally consistent with proper horticultural practices.
- All installed plant material shall be a minimum grade of Florida #1 or better as identified in *Grades and Standards* by the Florida Department of Agriculture, where applicable.
- All landscape areas excavated shall be filled with 50% muck soil mix.
- All plant installations shall conform to all applicable regulations in regards to planting distances away from above ground utility structures and lines and shall not be installed underneath roofs, overhangs, and balconies unless their mature height does not encroach upon the structure.
- All plant material shall not impede line of sight as stated in § 153.10.
- For proper plant material health, all landscaped areas shall have a readily available water supply or an appropriate and functional irrigation system. Refer to irrigation requirements in § 153.05.



PLANTER SPECIFICATIONS:

24" X 24" ALLIED MOLDED PRODUCTS LLC - BOULEVARD
#15LP-2425, Color: Benjamin Moor #OC-1 Natural Wicker
24" X 48" ALLIED MOLDED PRODUCTS LLC - BOULEVARD
#1RECLP-482424, Color: Benjamin Moor #OC-1 Natural Wicker

Aloha Pacifica LLC
PLANNING & LANDSCAPE ARCHITECTURE
4075 W. HAWAIIAN BLVD., SUITE 201
HONOLULU, HI 96819
PHONE: (808) 943-1111
WWW.ALOHA-PACIFICA.COM



SCALE AS NOTED
DESIGNED BY GR
DRAWN BY BW
CHECKED BY GR

LANDSCAPE PLAN

Wawa
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DATE 02/28/18
PROJECT NO.
SHEET NUMBER
LA-1

GOVERNING BUILDING CODE: 2020 FLORIDA BUILDING CODE (7TH EDITION)

1. ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ANY OTHER REGULATING AUTHORITIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK.
2. PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FROM TESLA OF ANY DISCREPANCIES. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED AT THE SUBCONTRACTORS SOLE EXPENSE.
3. SUBCONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO TESLA FOR APPROVAL BEFORE MAKING ANY CHANGES. DEVIATION FROM PLANS BEFORE WRITTEN APPROVAL FROM TESLA PLACES LIABILITY ON THE SUBCONTRACTOR.
4. ALL EQUIPMENT SHALL BE MOUNTED AS SHOWN, WHERE DETAILS ARE NOT PROVIDED, CONTRACTOR SHALL USE BEST CONSTRUCTION PRACTICES.
5. ALL SURFACES SHALL BE PATCHED AND PAINTED AROUND NEW DEVICES AND EQUIPMENT TO MATCH EXISTING FINISHES.
6. ANY METAL SHAVINGS FROM SITE WORK SHALL BE CLEANED FROM ALL SURFACES WHERE OXIDIZED OR CONDUCTIVE METAL SHAVINGS MAY CAUSE RUST, ELECTRICAL SHORT CIRCUITS, OR OTHER DAMAGE.
7. APPROVALS FROM BUILDING INSPECTORS SHALL NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE DRAWINGS.
8. NEW PAVEMENT INSTALLED AS PART OF THIS PROJECT SHALL MATCH EXISTING PAVEMENT SECTION. ASPHALT AND GAB DEPTHS SHALL BE MAINTAINED
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THE PLANS ARE BASED ON EXISTING FILES PROVIDED BY WAWA, INC. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HISHER WORK FORCE.
11. ALL DIMENSIONS, GRADES, AND UTILITY LOCATIONS SHOWN ON THESE PLANS WERE BASED ON EXISTING FILES PROVIDED BY WAWA, INC. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CONSTRUCTION/PROJECT MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
12. THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE TESLA PRIOR TO THE COMMENCEMENT OF WORK.
13. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND FEDERAL, STATE AND LOCAL JURISDICTION CODES, ORDINANCES AND APPLICABLE REGULATIONS.
14. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATION ON THE DRAWINGS.
15. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS. SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM TESLA PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY TESLA PRIOR TO PROCEEDING WITH WORK.
16. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
17. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE TESLA PRIOR TO PROCEEDING.
18. THE GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
19. CONSTRUCTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE.
20. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
21. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES.
22. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
23. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY TESLA OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
24. FIELD TESTING OF EARTHWORK COMPACTION AND CONCRETE CYLINDERS SHALL BE PERFORMED BY AN INDEPENDENT TESTING LAB. THIS WORK TO BE COORDINATED BY THE CONTRACTOR.

25. PROVIDE EROSION CONTROL MEASURES IN ACCORDANCE WITH STATE DOT, LOCAL PERMITTING AGENCY AND EPA REQUIREMENTS.
26. PROVIDE AND MAINTAIN ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNALS AND SIMILAR DEVICES NECESSARY TO PROTECT AGAINST THEFT FROM PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. REMOVE ALL SUCH DEVICES UPON COMPLETION OF THE WORK.
27. EXISTING UTILITIES: DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS, EXCEPT WHEN PERMITTED IN WRITING TESLA
28. GRANULAR BACKFILL: SHALL MEET THE FOLLOWING GRADATION PER THE TABLE BELOW:
- | SIEVE SIZE | TOTAL PERCENT PASSING |
|----------------------|-----------------------|
| 1 1/2 INCH (37.5 MM) | 100 |
| 1 INCH (25.0 MM) | 75 TO 100 |
| 3/4 INCH (19.00 MM) | 80 TO 100 |
| 3/8 INCH (9.5 MM) | 35 TO 75 |
| NO. 4 (4.75 MM) | 30 TO 60 |
| NO. 30 (0.600 MM) | 7 TO 30 |
| NO. 200 (0.75 MM) | 3 TO 15 |
29. GRANULAR BEDDING AND TRENCH BACKFILL: WELL-GRADED SAND MEETING THE GRADATION REQUIREMENTS OF ASTM D2487 (SE OR SW-SM).
30. UNSUITABLE MATERIAL: HIGH AND MODERATELY PLASTICS SILTS AND CLAYS (LL>45), MATERIAL CONTAINING REFUSE, FROZEN LUMPS, DEMOLISHED BITUMINOUS MATERIAL, VEGETATIVE MATTER, WOOD, STONES IN EXCESS OF 3 INCHES IN ANY DIMENSION, AND DEBRIS AS DETERMINED BY THE CONSTRUCTION MANAGER. TYPICAL THESE WILL BE SOILS CLASSIFIED BY ASTM AS PT, MH, CH, OH, ML, AND OL.
31. BEFORE STARTING GENERAL SITE PREPARATION ACTIVITIES, INSTALL EROSION AND SEDIMENT CONTROL MEASURES PER APPLICABLE PLAN PREPARED BY CONTRACTOR. THE WORK AREA SHALL BE CONSTRUCTED AND MAINTAINED IN SUCH CONDITION THAT IN THE EVENT OF RAIN THE SITE WILL BE DRAINED AT ALL TIMES.
32. PERFORM ALL GRADING TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND SMOOTH, EVEN SURFACE DRAINAGE OF THE ENTIRE AREA WITHIN THE LIMITS OF CONSTRUCTION. GRADING SHALL BE COMPATIBLE WITH ALL SURROUNDING TOPOGRAPHY AND STRUCTURES.

SIEVE SIZE	TOTAL PERCENT PASSING
1 1/2 INCH (37.5 MM)	100
1 INCH (25.0 MM)	75 TO 100
3/4 INCH (19.0 MM)	80 TO 100
3/8 INCH (9.5 MM)	35 TO 75
NO. 4 (4.75 MM)	30 TO 60
NO. 30 (0.600 MM)	7 TO 30
NO. 200 (0.75 MM)	3 TO 15

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32. PERFORM ALL GRADING TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND SMOOTH, EVEN SURFACE DRAINAGE OF THE ENTIRE AREA WITHIN THE LIMITS OF CONSTRUCTION. GRADING SHALL BE COMPATIBLE WITH ALL SURROUNDING TOPOGRAPHY AND STRUCTURES.

1. DETERMINATION OF FINAL BEARING ELEVATIONS, TOPSOIL AND EXCAVATION STRIPPING DEPTH, INSPECTION OF ALL SUBSOIL EXPOSED DURING STRIPPING, SITE GRADING, EXCAVATION OPERATIONS, APPROVAL OF FILL MATERIALS, DENSITY TESTING OF FILLS TO ENSURE PLACEMENT PER SPECIFICATION REQUIREMENTS, INSPECTION OF FOUNDATION BEARING SURFACES, AND VERIFICATION OF ALLOWABLE BEARING PRESSURES ARE THE TESTING LABORATORY'S RESPONSIBILITY.
2. ALL FOUNDATIONS ARE TO REST ON FIRM UNDISTURBED SOIL OR COMPACTED FILL FREE FROM ORGANIC MATTER. IF POOR SOIL CONDITIONS ARE ENCOUNTERED AT FOUNDATION DEPTHS SHOWN, NOTIFY OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH CONSTRUCTION.
3. CONTRACTOR SHALL COMPACT SUBGRADE. SEE FROST/NO FROST DESIGN NOTES BELOW.
4. FOUNDATIONS HAVE BEEN DESIGNED BASED ON AN ASSUMED ALLOWABLE SOIL BEARING CAPACITY OF 1500 PSF UNLESS NOTED OTHERWISE.
5. NEW FOOTINGS PLACED ADJACENT TO EXISTING FOOTINGS SHALL BEAR AT THE SAME ELEVATION, UNLESS NOTED OTHERWISE.
6. STEP FOOTINGS AT A RATIO OF ONE (1) VERTICAL TO TWO (2) HORIZONTAL WITH A MAXIMUM VERTICAL STEP OF 2'-0" UNLESS NOTED OTHERWISE.
7. INUNDATION AND LONG TERM EXPOSURE OF BEARING SURFACES, WHICH WILL RESULT IN DETERIORATION OF BEARING FORMATIONS, SHALL BE PREVENTED. FOOTINGS SHALL BE PLACED IMMEDIATELY FOLLOWING FOOTING EXCAVATIONS AND BEARING SURFACE INSPECTION.
8. UTILITY LINES SHALL NOT BE PLACED THROUGH OR BELOW FOUNDATIONS WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD.
9. GROUNDWATER ASSUMED TO BE BELOW EXCAVATION DEPTH. IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION ON SITE, CONTRACTOR SHALL PROVIDE FOR ANY SITE DRAINAGE AND DE-WATERING REQUIRED.
10. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING PUBLIC AND PRIVATE UTILITIES PRIOR TO EXCAVATION. IF NECESSARY, UTILITIES SHALL BE RELOCATED PRIOR TO FOUNDATION INSTALLATION.

CONCRETE

1. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 301-10, "STANDARD SPECIFICATION FOR STRUCTURAL CONCRETE" AND ACI 302, 305 AND 306 UNLESS NOTED OTHERWISE.
2. ALL DETAILING, FABRICATION AND PLACING OF CONCRETE SHALL CONFORM TO ACI 318-14, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" AND THE LATEST ACI "MANUAL OF STANDARD PRACTICE FOR DETAIL REINFORCED CONCRETE STRUCTURES" UNLESS NOTED OTHERWISE.
3. SAFETY AND PERFORMANCE OF THE STRUCTURE ARE THE RESPONSIBILITY OF THE CONTRACTOR INsofar AS THEY ARE AFFECTED BY THE LOCATION AND DETAILS OF CONSTRUCTION JOINTS. SHOP DRAWINGS OF THE PROPOSED CONSTRUCTION JOINT LOCATIONS AND DETAILS ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
4. MAXIMUM SIZE OF AGGREGATE SHALL NOT EXCEED SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED OR 1/3 CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING. MAXIMUM SIZE MAY BE INCREASED TO 2/3 CLEAR DISTANCE PROVIDED WORKABILITY AND METHODS OF CONSOLIDATION SUCH AS VIBRATING WILL PREVENT HONEYCOMBS OR VOIDS.
5. ALL CONCRETE UNLESS NOTED OTHERWISE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS AS FOLLOWS: ALL CONCRETE - 2500 PSI, ALL CONCRETE EXPOSED TO WEATHER SHALL CONTAIN 6% (\pm 1%) AIR ENTRAINMENT.
6. REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60.

7. WELDED WIRE FABRIC REINFORCING SHALL CONFORM TO ASTM A1064 AND BE FURNISHED IN FLAT SHEETS AND INSTALLED ON CHAIRS OR PRECAST CONCRETE BLOCKS.
 8. NO TACK WELDING OF REINFORCING IN THE FIELD IS PERMITTED.
 9. PROVIDE CORNER BARS AT ALL LOCATIONS WHERE REINFORCEMENT CHANGES DIRECTION.
 10. PROVIDE STRAIGHT AND DIAGONAL BARS AT EDGES OF ALL OPENINGS.
 11. REINFORCING EMBEDMENT AND LAP SPLICES (INCHES) FOR 2500 PSI CONCRETE
- | | OTHER | | TOP* | |
|----------|-----------|--------|-----------|--------|
| BAR SIZE | ANCHORAGE | SPLICE | ANCHORAGE | SPLICE |
| # 3 | 15 | 19 | 19 | 24 |
| # 4 | 19 | 25 | 25 | 33 |
| # 5 | 24 | 31 | 31 | 41 |
| # 6 | 29 | 37 | 37 | 49 |
- * HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE BELOW BAR
12. NON-SHRINK GROUT SHALL MEET A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 6000 PSI.

1. CONCRETE FOUNDATIONS SHOULD BEAR DIRECTLY ON A PROPERLY COMPACTED FREE-DRAINING GRANULAR FILF CONSISTING OF NO. 57 STONE OR AN APPROVED EQUIVALENT.
2. GRANULAR FILF SHOULD EXTEND VERTICALLY TO THE MINIMUM RECOMMENDED REGION FROST DEPTH AND Laterally 2/3D FROM THE FOUNDATION PERIMETER (EXCLUDING SIDE OF PERIMETER ADJACENT TO CURB). GRANULAR FILF SHOULD BE PLACED IN 8 INCH LOOSE LIFTS AND COMPACTED WITH A VIBRATORY COMPACTOR. THE CONTRACTION EQUIPMENT SHOULD BE OPERATED OVER THE FULL WIDTH OF THE FOUNDATION UNDERCUT AREA UNTIL VISIBLE DEFORMATION OF THE BACKFILL CEASES. SEE SHEET T-1 FOR LOCAL FROST DEPTH.
3. GEOTEXTILE (FILTER FABRIC) SHOULD BE PLACED BETWEEN THE GRANULAR BACKFILL AND COHESIVE SOILS TO PRECLUDE THE INFILTRATION OF FINES.

1. CONCRETE FOUNDATIONS SHOULD BE SUPPORTED ON A 6 INCH COMPACTED LAYER OF APPROVED FREE-DRAINING GRANULAR MATERIAL.
2. APPROVED MATERIAL SHOULD BE COMPACTED OVER THE FULL WIDTH OF THE INFILL AREA UNTIL VISIBLE DEFORMATION OF THE BACKFILL CEASES.

MATERIAL PROPERTIES:

PLATE: ASTM A36 UNO
PIPE: ASTM A53, TYPE E OR S, GRADE B ($F_y = 35$ KSI)
TUBE: ASTM A1085 GRADE A ($F_y = 50$ KSI)

1. DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO THE 2010 AISC (360-10) SPECIFICATIONS.
2. ALL WELDING SHALL BE DONE USING E-70XX ELECTRODES IN ACCORDANCE WITH AWS D1.1 SPECIFICATIONS.
3. FIELD VERIFY ALL CONDITIONS AT AND CONNECTIONS TO THE EXISTING CONSTRUCTION BEFORE FABRICATION.
4. ALL EXPOSED STRUCTURAL STEEL, ANCHOR RODS AND BOLTS SHALL BE HOT DIP GALVANIZED PER ASTM A123.
5. UNLESS NOTED OTHERWISE ON THE DRAWING, ALL ANCHOR RODS SHALL CONFORM TO ASTM F1554 Gr 55 WITH HEAVY HEXAGONAL NUT.
6. SUBMIT FABRICATION AND ERECTION DRAWINGS SHOWING ALL DETAILS, CONNECTIONS, MATERIAL DESIGNATIONS, AND TOP STEEL ELEVATIONS FOR APPROVAL. THE SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL CONFORMANCE TO THE CONTRACT DRAWINGS. SUCH APPROVAL SHALL NOT RELIEVE THE FABRICATOR/CONTRACTOR OF THE RESPONSIBILITY FOR EITHER THE ACCURACY OF THE DETAILED DIMENSIONS IN THE SHOP AND ERECTION DRAWINGS OR THE GENERAL FIT-UP OF PARTS THAT ARE TO BE ASSEMBLED IN THE FIELD.

1. DURING THE CONSTRUCTION PERIOD; SIDEWALKS, SHOULDERS, TRAVEL LANE(S), OR STREETS MAY HAVE TO BE TEMPORARILY CLOSED OR RESTRICTED FOR THE UNLOADING, LOADING OF EQUIPMENT OR AS A RESULT OF CONSTRUCTION ACTIVITIES THEMSELVES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE DIRECTLY WITH THE LOCAL GOVERNING AUTHORITIES ON ANY SUCH CLOSURES AND MUST OBTAIN WRITTEN PERMISSION FROM THE APPROPRIATE AUTHORITIES PRIOR TO IMPLEMENTING SUCH CLOSURES OR RESTRICTIONS. ANY CLOSURE OR RESTRICTION MUST COMPLY WITH THE STATE MANUAL OF UNIFORM CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS (LATEST EDITION AND REVISION), AND WITH ANY AND ALL ADDITIONAL APPLICABLE CITY, VILLAGE, OR COUNTY REQUIREMENTS. THE CONTRACTOR SHALL PREPARE AND SUBMIT A FORMAL TRAFFIC CONTROL / MOT PLAN TO THE LOCAL GOVERNING AUTHORITIES IF REQUESTED. ALL REQUIRED CONSTRUCTION TRAFFIC MAINTENANCE DEVICES SHALL BE PROVIDED, ERECTED AND MAINTAINED, AND ULTIMATELY REMOVED BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL MAINTAIN SAFE AND SATISFACTORY ACCESS TO ALL ABUTTING PROPERTIES AND INTERSECTING STREET AT ALL TIMES DURING THE CONSTRUCTION OF THE IMPROVEMENTS ANTICIPATED. DRIVEWAYS MUST BE MAINTAINED AND ALL TRENCHES SHALL BE BACKFILLED AT THE END OF EACH WORK DAY. PER THE STATE MUTCD AND OTHER APPLICABLE APPROPRIATE GOVERNING REQUIREMENTS, THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFEGUARDS SUCH AS BARRICADES, SATISFACTORY BARRIERS, CONES, SIGNAGE, BARRELS, MESSAGE BOARDS, LIGHTING, FLAGMEN, LAW ENFORCEMENT OFFICERS, ETC. TO AVOID DAMAGE AND / OR INJURY TO VEHICLES AND PERSONS TRAVERSING THE CONSTRUCTION AREA.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND OVERSEEING OF ALL SPECIAL INSPECTIONS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. SPECIAL INSPECTIONS MUST BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.

ALL PAVEMENT MARKINGS TO BE WHITE PAVEMENT PAINT, UNLESS STATED OTHERWISE.
ALL PAVEMENT MARKINGS WITHIN ADA AREAS SHALL BE PAINTED BLUE EXCEPT FOR
COLORS DEFINED ON THE ADA PAVEMENT SYMBOL.

MARKING (STRIPING) PAINT FOR PARKING SPACES, TRAFFIC ARROWS, ADA PARKING AND SYMBOLS, ETC., PER LOCAL REQUIREMENTS AND AS FOLLOWS:

PAVEMENT MARKINGS PAINT SHALL BE WATER BASE FAST DRYING 100% ACRYLIC TYPE: WATER BASE TO MEET FEDERAL SPECIFICATION TTP-01952B. FOR COLD WEATHER APPLICATION PAINT PRODUCT SHALL BE IN ACCORDANCE WITH ASTM-D2369, D1394, D3723, D1475, D562 AND D711.

PROVIDE A NON-SLIP AGGREGATE ADDITIVE TO MARKING PAINT USED AT ADA ACCESS RAMPS.

APPLY 2 COATS WITHIN THE SAME DAY, UTILIZING STRAIGHT EDGES, YELLOW OR CONCRETE/WHITE ON ASPHALT EXCEPT WHEN MATCHING ADJACENT OR EXISTING COLOR WHEN THE PAVING IS AN EXPANSION OR SEGMENT OF A LARGER LOT.

1. CONTRACTOR SHALL VERIFY POST TENSIONING AND REINFORCEMENT LOCATION IN EXISTING CONCRETE SLAB PRIOR TO DRILLING

1. ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED OR MULCHED SHALL BE GRADED TO MATCH EXISTING CONDITIONS.
2. SOD SHALL BE SELECTED PER PLAN AND MATCHED TO EXISTING SITE. SOD SHALL BE A FIRST GRADE CERTIFIED BLEND CONTAINING NO MORE THAN 30 PERCENT OF OTHER GRASSES AND CLOVERS, AND FREE FROM ALL NOXIOUS WEEDS.
3. ALL DISTURBED AND PROPOSED LANDSCAPE AREAS SHALL RECEIVE DOUBLE GROUND MELALEUCA MULCH, COCOA BROWN IN COLOR, TO MATCH EXISTING CONDITIONS.
4. PLANT GUARANTEE: CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF PROJECT ACCEPTANCE BY THE OWNER.
5. IRRIGATION RELOCATION: CONTRACTOR FIELD VERIFY IF EXISTING IRRIGATION IS PRESENT, DETERMINE POINT OF CONNECTION, SYSTEM PRESSURE, FIXTURE TYPES, AND POTENTIAL FOR EXPANSION. IF FOUND THAT THE EXISTING IRRIGATION SYSTEM IS CAPABLE OF EXPANSION AND REUSE THEN IT SHALL BE MODIFIED TO PROVIDE 100% COVERAGE OF THE LANDSCAPE AREA. IF THE EXISTING IRRIGATION SYSTEM IS NOT CAPABLE OF EXPANSION, CONTRACTOR TO INSTALL A NEW CONTROLLER, BOOSTER PUMP, AND OTHER APPARATUSES NEEDED FOR A COMPLETE IRRIGATION SYSTEM. IRRIGATED AREAS SHALL BE IRRIGATED BY DRIP IRRIGATION OR SIMILAR FIXTURES BY THE SAME SUPPLIER. CONTRACTOR SHALL ENSURE BUILDING WALLS AND WINDOWS WILL NOT BE DAMAGED OR STAINED BY IMPROPER IRRIGATION INSTALLATION OR POOR SELECTION OF FIXTURES. SYSTEM SHALL INCLUDE ALL SPRINKLER FIXTURES, DRIP TUBING, PIPING, VALVES, WIRING AND CONTROLS TO PROVIDE A COMPLETE FUNCTIONAL SYSTEM THAT SHALL COMPLY WITH CITY CODE.
- 5.a. PRIOR TO UPDATING THE IRRIGATION SYSTEM, A CERTIFIED IRRIGATION DESIGNER SHALL PROVIDE SHOP DRAWINGS TO TESLA FOR APPROVAL. UPON APPROVAL OF SHOP DRAWINGS, THE UPDATED IRRIGATION SYSTEM SHALL BE APPROVED BY OWNER FOR FINAL ACCEPTANCE.
- 5.b. A "WET-CHECK" SHALL BE PERFORMED AT TIME OF FINAL INSPECTION.

EXISTING LEGEND			
—P/L—	APPARENT PROPERTY LINE		CATCH BASIN
—R/W—	APPARENT RIGHT OF WAY		CURB INLET
—C/L—	APPARENT CENTERLINE		STORM MANHOLE
—WM—	WATER MAIN		SANITARY MANHOLE
—W—	WATER LINE		UNKNOWN MANHOLE
—IR—	IRRIGATION LINE		SANITARY VALVE
—GAS—	GAS LINE		SEPTIC TANK
—ST—	STORM LINE		FIRE HYDRANT
—SAN—	SANITARY LINE		WATER METER
—OH—	OVERHEAD ELECTRIC		WATER VALVE
—E—	ELECTRIC MAIN		SPRINKLER HEAD
—UE—	ELECTRIC LINE		WATER MANHOLE
—L/P—	LIGHT POLE CONDUIT		GAS VALVE
	EXISTING BUILDING		GAS METER
	LIGHT POLE		GAS MANHOLE
	POWER POLE		GAS SERVICE METER
	POWER/TELEPHONE POLE		TELEPHONE PEDESTAL
	LIGHT/TELEPHONE POLE		TELEPHONE MANHOLE
	TELEPHONE POLE		CABLE TV PEDESTAL
	POWER/LIGHT POLE		BOLLARD
	POWER/LIGHT/TELE POLE		SIGN
	UNKNOWN POLE		LUMINESCENT SIGN
	ELECTRIC METER		CLEANOUT
	ELECTRIC MANHOLE		YARD LIGHT
	TRANSFORMER		FLAG POLE
	ELECTRIC PULLBOX		GAS PUMP
			MAIL BOX



3500 DEER CREEK RD
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LEONARDO A. SFERRA
LICENSE No. 80859

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B	04.28.21	ISSUED FOR SIGNED AND SEALED
0	07.07.21	ISSUED FOR SIGNED AND SEALED



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(TESLA STATION)
PEMBROKE PINES, FL 33025

GENERAL NOTES

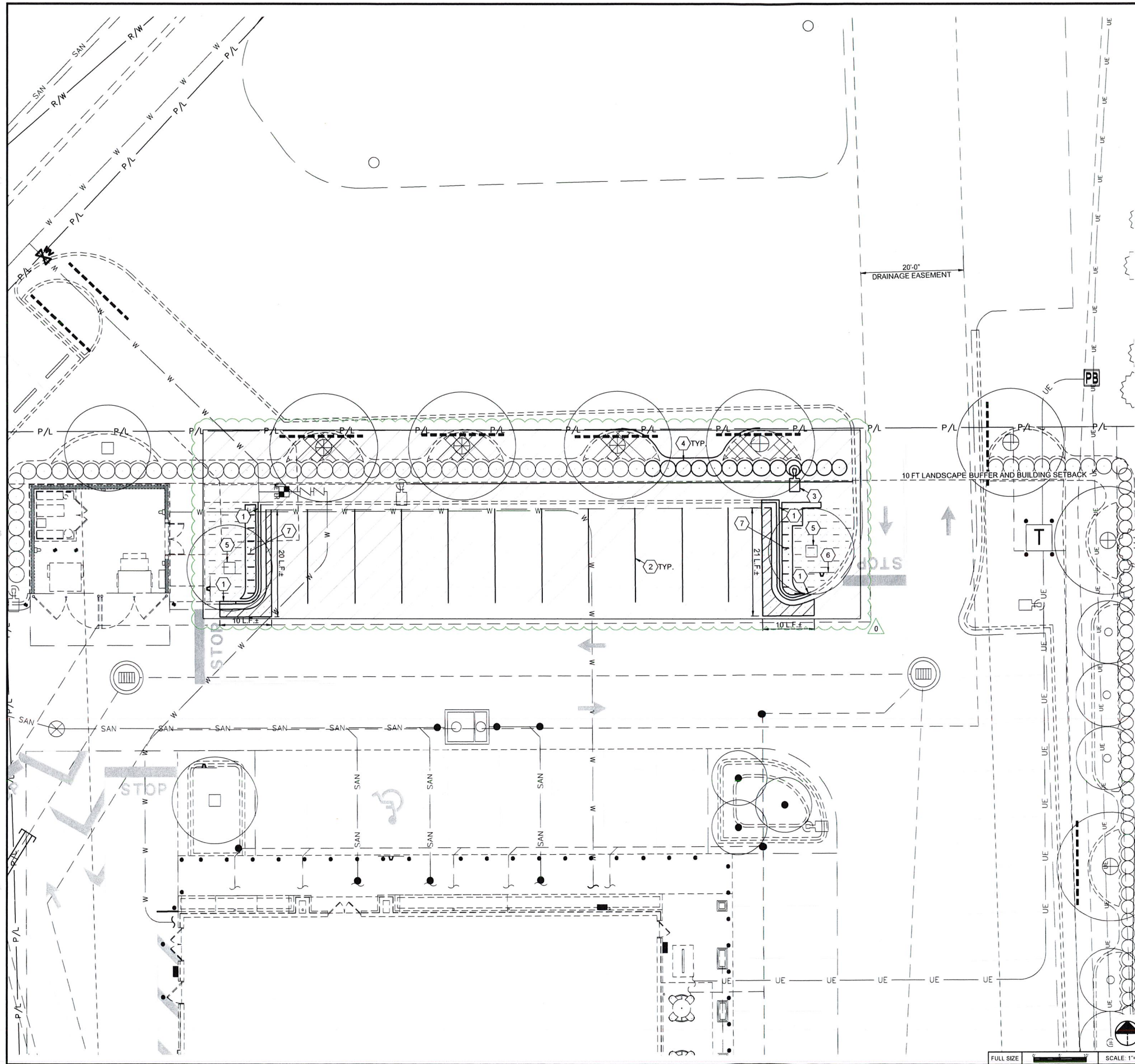
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BID	XXX
CONSTRUCTION	XXX
RECORD	XXX

INSTALL MANAGER	DESIGNER
DAVID HERNANDEZ	JJR

JOB NO.
2020141.73

GN-1

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DEMOLITION KEYNOTES AND LEGEND

- EXISTING CURB TO BE REMOVED
- EXISTING PAVEMENT MARKINGS TO BE REMOVED. CONTRACTOR SHALL REMOVE MARKINGS WITH SMALL HANDHELD GRINDERS, SCARIFIERS, BEAD BLASTING, SAND BLASTING, WATER BLASTING OR OTHER METHODS, WITH THE APPROVAL OF THE ENGINEER OF RECORD. TAKE CARE DURING MARKING REMOVAL TO NOT SCAR, DISCOLOR, OR OTHERWISE DAMAGE THE PAVEMENT SURFACE. DO NOT OVER PAINT OR USE OTHER METHODS OF COVERING MARKINGS IN LIEU OF REMOVAL. WATER BLASTING METHOD SHALL NOT BE USED DURING FREEZING WEATHER CONDITIONS.
- EXISTING LIGHT POLE TO BE RELOCATED. EXISTING FOUNDATION TO BE REMOVED AND FILLED WITH COMPACTED MATERIAL.
- EXISTING GALPHIMIA GRACILIS, THYRALLIS, SHRUBS TO BE REMOVED (TYP. OF 13).
- EXISTING TREE TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
- EXISTING STOP SIGN TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
- EXISTING FICUS MICROCARPA, GREEN ISLAND FICUS, SHRUBS/GROUNDCOVER TO BE REMOVED.

EXISTING ASPHALT TO BE REMOVED (APPROXIMATELY 93 SF) TRENCHING NOT INCLUDED

XX L.F.± DENOTES LIMITS OF SAWCUT

EXISTING SHRUB/GROUNDCOVER AREA TO BE REMOVED, SEE KEYNOTE 7

EXISTING ORNAMENTAL GRASSES (SAND CORDGRASS) TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION

PROPOSED STAGING AREA

GENERAL SHEET NOTES

- CONTRACTOR SHALL REMOVE EXISTING PAVEMENT AND/OR CURB USING CLEAN SAWCUTS TO INSTALL PROPOSED UNDERGROUND CONDUITS AND REPLACE PAVEMENT AND/OR CURB AFTER CONDUITS HAVE BEEN INSTALLED. SEE ELECTRICAL SHEETS FOR CONDUIT ROUTING, APPROXIMATE CONDUIT RUN LENGTHS AND TRENCH DETAIL. CONTRACTOR SHALL MEET OR EXCEED EXISTING PAVEMENT SPECIFICATIONS. NOTIFY TESLA OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.
- APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT AND WHERE PROPOSED ASPHALT MEETS EXISTING, INCLUDING SAW CUT JOINTS.
- FOR TRAFFIC CONTROL PROCEDURES (IF APPLICABLE), SEE TRAFFIC CONTROL NOTES ON SHEET GN-1.
- PROPERTY LINE AND RIGHT-OF-WAY BOUNDARIES ARE SHOWN FOR REFERENCE ONLY. REFER TO WAWA SITE PLAN BY BOHLER ENGINEERING FOR EXACT LOCATION.

GPD GROUP, INC.
LIC. # - 30920

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Akron, OH 44311
330.572.2100 Fax 330.572.2101

TESLA

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DEMOLITION PLAN

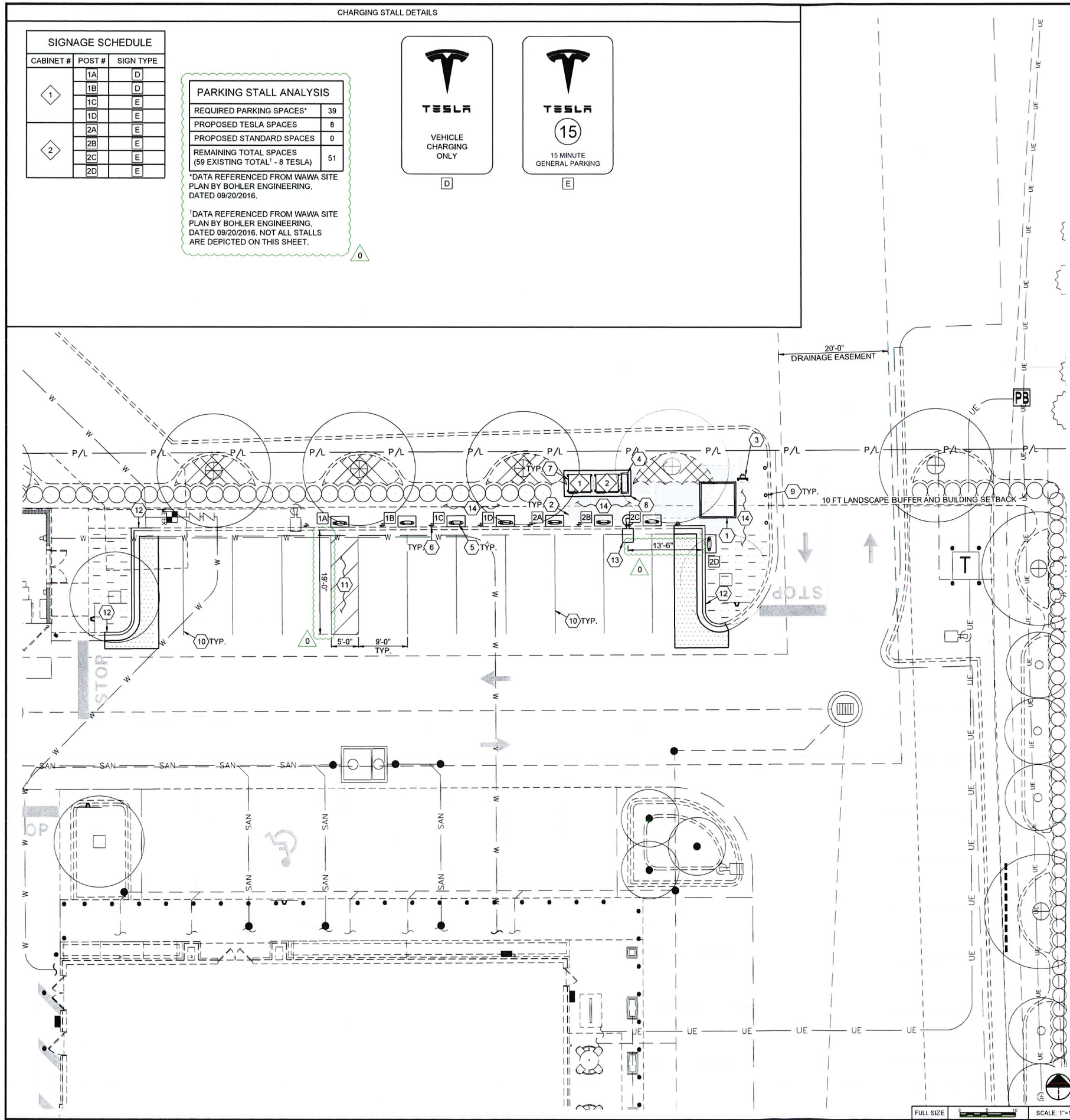
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DAVID HERNANDEZ	JJR

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CONSTRUCTION KEYNOTES AND LEGEND

1. PROPOSED PAD MOUNTED ELECTRICAL UTILITY TRANSFORMER (BY UTILITY). CONTRACTOR SHALL PROVIDE CONCRETE PAD PER UTILITY SPECIFICATIONS. COORDINATE FINAL LOCATION WITH UTILITY. SEE ELECTRICAL PLANS FOR PROPOSED ROUTING.
2. PROPOSED EQUIPMENT CLEAR SPACE (TYPICAL).
3. PROPOSED ELECTRIC METER MOUNTED TO H-FRAME PER ELECTRIC COMPANY SPECIFICATIONS AND DETAILS ON ELECTRICAL SHEETS.
4. PROPOSED SWITCHGEAR ASSEMBLY PER ELECTRICAL DRAWINGS. SEE SHEET C-4 FOR ANCHORAGE DETAIL.
5. PROPOSED TESLA CHARGE POST WITH INDIVIDUAL CAST IN PLACE CONCRETE FOUNDATION (TYPICAL OF 8). SEE DETAILS ON SHEET C-4.
6. PROPOSED TESLA NON-ILLUMINATED PARKING SIGN MOUNTED ON DETERRENT BOLLARD (TYPICAL OF 8). SEE DETAILS ON SHEET C-4. SEE CHARGING POST SCHEDULE THIS SHEET FOR SIGN TYPE.
7. PROPOSED TESLA CHARGING CABINET WITH CONCRETE FOUNDATION (TYPICAL OF 2). SEE DETAILS ON SHEETS C-4.
8. PROPOSED CONCRETE PAD. SEE DETAIL ON SHEET C-4.
9. PROPOSED DETERRENT BOLLARD. SEE DETAIL ON SHEET C-4.
10. PROPOSED PAINTED 4" WIDE SOLID WHITE STRIPE. (SEE DETAIL ON SHEET C-5).
11. PROPOSED PAINTED 4" WIDE WHITE TRANSVERSE STRIPING. STRIPING SHALL BE 3'-0" O.C. SEE DETAIL ON SHEET C-4.
12. PROPOSED PCC CURB AND GUTTER TO MATCH EXISTING. SEE DETAIL ON SHEET C-4.
13. RELOCATED LIGHT POLE.
14. PROPOSED LANDSCAPE. SEE SHEET C-3.

PROPOSED ASPHALT PAVEMENT TO MATCH EXISTING IN TYPE AND DEPTH. INCLUDE ENGINEERED COMPACTED BACKFILL BELOW PAVEMENT SECTION. (APPROXIMATELY 44 SF) TRENCHING NOT INCLUDED (SEE DETAIL ON SHEET C-5)

GENERAL SHEET NOTES

1. CONTRACTOR SHALL REMOVE EXISTING PAVEMENT AND/OR CURB USING CLEAN SAWCUTS TO INSTALL PROPOSED UNDERGROUND CONDUITS AND REPLACE PAVEMENT AND/OR CURB AFTER CONDUITS HAVE BEEN INSTALLED. SEE ELECTRICAL SHEETS FOR CONDUIT ROUTING, APPROXIMATE CONDUIT RUN LENGTHS AND TRENCH DETAIL. CONTRACTOR SHALL MEET OR EXCEED EXISTING PAVEMENT SPECIFICATIONS. NOTIFY TESLA OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.
2. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT AND WHERE PROPOSED ASPHALT MEETS EXISTING, INCLUDING SAW CUT JOINTS.
4. PROPERTY LINE AND RIGHT-OF-WAY BOUNDARIES ARE SHOWN FOR REFERENCE ONLY. REFER TO WAWA SITE PLAN BY BOHLER ENGINEERING FOR EXACT LOCATION.
5. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SLOPES AND GRADES PRIOR TO CONSTRUCTION. FINAL GRADES SHALL BE DETERMINED IN FIELD BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TOWARDS THE NEAREST EXISTING DRAINAGE STRUCTURE AND ENSURE NO PONDING OCCURS ON SITE.
7. CONTRACTOR SHALL ENSURE SLOPES OF PARKING STALL 1A AND ADJACENT TRANSVERSE STRIPED AREA CONFORM WITH ADA SLOPE REQUIREMENTS. NO SLOPE SHALL EXCEED 2% IN ANY DIRECTION WITHIN PARKING STALL 1A AND ADJACENT TRANSVERSE STRIPED AREA. CONTRACTOR SHALL REMOVE AND RE-GRADE PAVEMENT AS REQUIRED TO ACHIEVE NECESSARY SLOPES PER AHJ ACCESSIBILITY REGULATIONS.
8. PARKING SPACE MARKINGS MUST BE CORRECTED AND REFURBISHED TO CONFORM THE CITY STANDARD R-41, 'STANDARD PARKING SPACE DETAILS'. SEE DETAIL ON SHEET C-5.



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LEONARDO A. SFERRA
LICENSE No. 80859

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B	04/28/21	ISSUED FOR SIGNED AND SEALED
0	07/07/21	ISSUED FOR SIGNED AND SEALED



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SITE PLAN

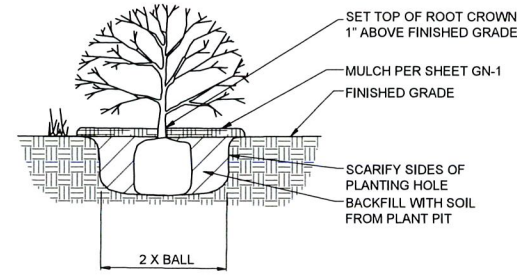
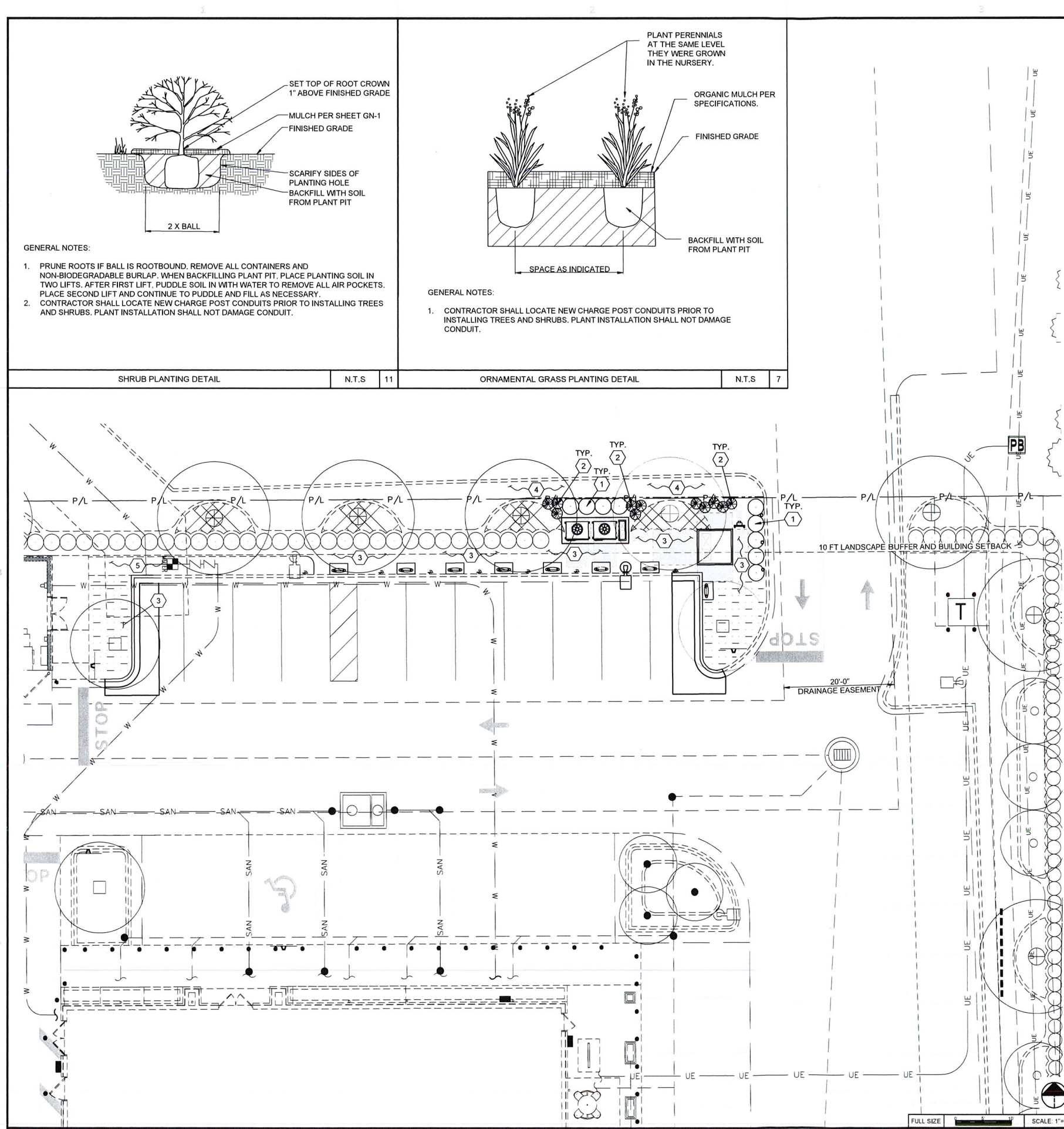
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INSTALL MANAGER	DESIGNER
DAVID HERNANDEZ	JJR

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C-2

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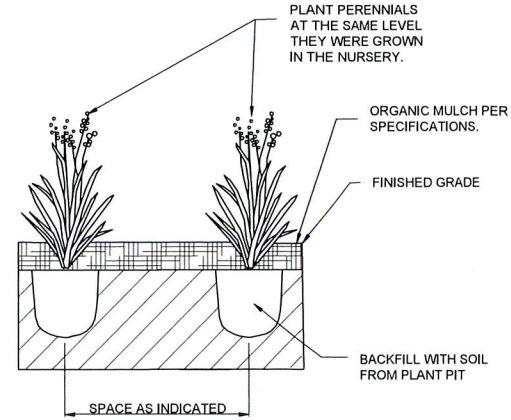
GENERAL NOTES:

1. PRUNE ROOTS IF BALL IS ROOTBOUND. REMOVE ALL CONTAINERS AND NON-BIODEGRADABLE BURLAP. WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND CONTINUE TO PUDDLE AND FILL AS NECESSARY.
2. CONTRACTOR SHALL LOCATE NEW CHARGE POST CONDUITS PRIOR TO INSTALLING TREES AND SHRUBS. PLANT INSTALLATION SHALL NOT DAMAGE CONDUIT.

SHRUB PLANTING DETAIL

N.T.S.

11



GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE NEW CHARGE POST CONDUITS PRIOR TO INSTALLING TREES AND SHRUBS. PLANT INSTALLATION SHALL NOT DAMAGE CONDUIT.

ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

7

CONSTRUCTION KEYNOTES AND LEGEND

1. PROPOSED LANDSCAPE: SHRUBS. (9) TOTAL QUANTITY GALPHIMIA GRACILIS, THYALLIS. TO BE PLANTED AT 7 GAL. MIN., 36" HT. MIN., 36" O/C SPACING. SEE LANDSCAPE/IRRIGATION NOTES ON SHEET GN-1, AND PLANTING DETAILS ON THIS SHEET
2. PROPOSED LANDSCAPE: ORNAMENTAL GRASS. (#) TOTAL QUANTITY SPARTINA BAKERI, SAND CORDGRASS. TO BE PLANTED AT 3 GAL. MIN., 24" HT. MIN., SPACED AT 24" O/C. SEE LANDSCAPE/IRRIGATION NOTES ON SHEET GN-1, AND PLANTING DETAILS ON THIS SHEET.
3. DISTURBED AREAS WITHIN THE EXISTING LANDSCAPE PLANTING BED ARE TO BE MULCHED WITH DOUBLE GROUND MELALEUCA MULCH, COCOA BROWN IN COLOR, TO MATCH EXISTING.
4. DISTURBED LAWN AREA SHALL BE SODDED WITH BAHIA SP., TO MATCH EXISTING.
5. DISTURBED LAWN AREA SHALL BE SODDED WITH ZOYSIA SP., TO MATCH EXISTING.

----- PROPOSED TRENCHED SPADE EDGE (SHARP 45 DEGREE WHERE MULCH MEETS LAWN)



PROPOSED SHRUB AND ORNAMENTAL GRASS



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LANDSCAPE PLAN

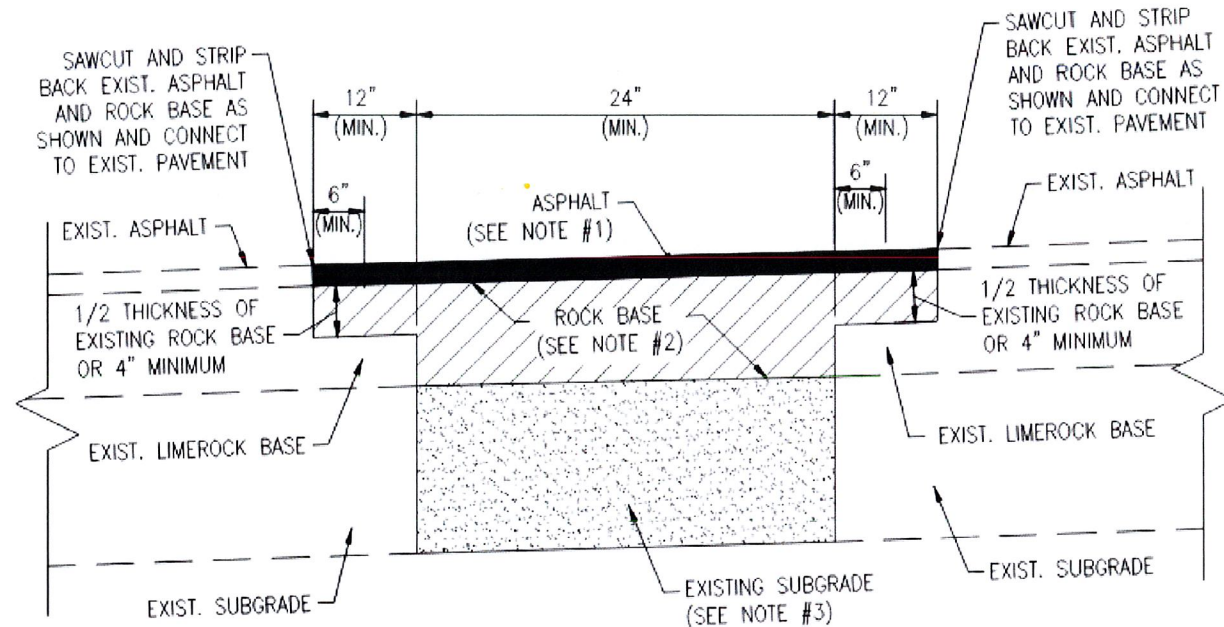
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DAVID HERNANDEZ	JJR

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C-3

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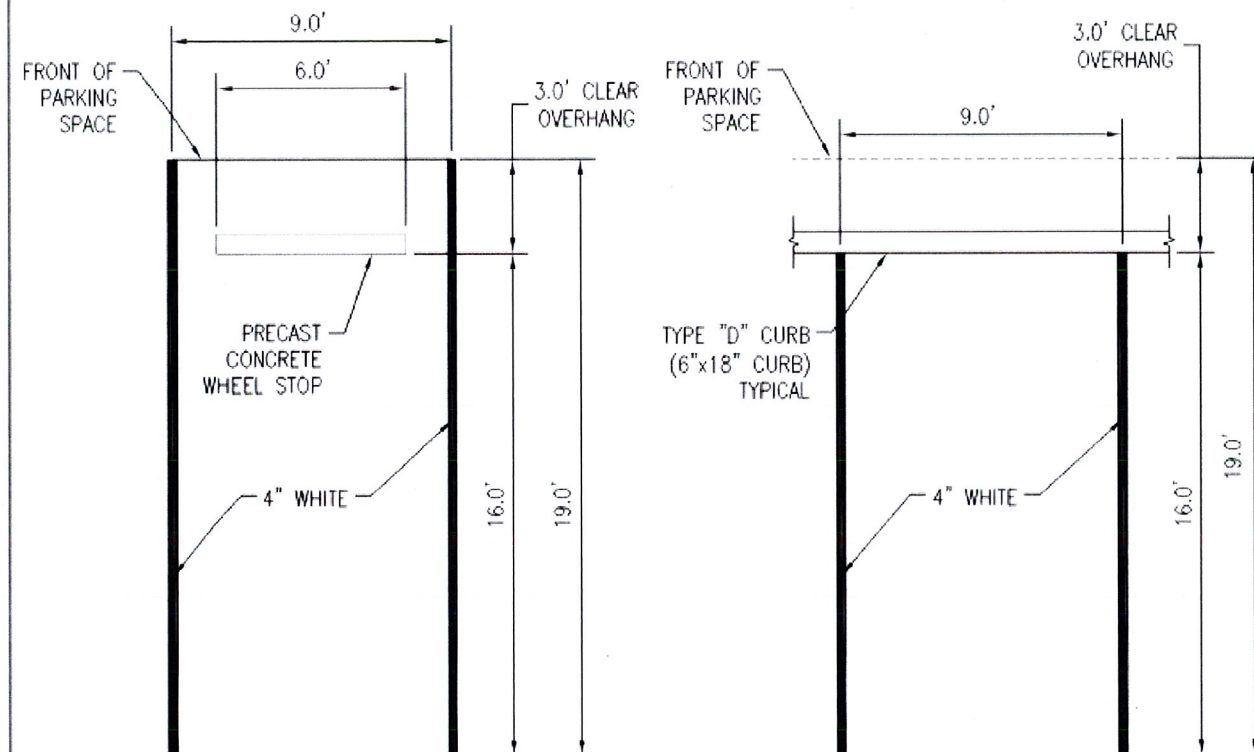
1. ASPHALT SURFACE COURSE: 1-1/2" TYPE SP-9.5 ASPHALT PLACED IN TWO (2) 3/4" LIFTS. A TACK COAT SHALL BE APPLIED BETWEEN LIFTS PER FDOT STANDARDS, IF PLACED IN (2) TWO LIFTS.
2. ROCK BASE: 6"(MIN.) 8" (TYP.) LIMEROCK BASE HAVING A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) OF 100 AND MINIMUM CARBONATE CONTENT OF 70% COMPACTED TO 98% MINIMUM OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O T-180. AREA OF ASPHALT PAVEMENT REPAIR.
3. WHERE EXISTING ROCK BASE HAS NOT BE DISTURBED OR DAMAGE PRIOR TO REMOVAL OF DETERIORATED ASPHALT, ROCK BASE SHALL BE PERMITTED TO BE SCARIFIED AND RE-COMPACTED IN LIEU OF CONSTRUCTION OF NEW LIMEROCK BASE. A PRIME COAT SHALL BE UNIFORMLY APPLIED TO THE SURFACE OF THE FINISHED ROCK BASED UPON RATES PER FDOT STANDARDS.
(NOTE: MINIMUM 6" LIMEROCK BASE PERMITTED ONLY WHEN MATCHING EXISTING ROCK BASE THICKNESS.)
4. SUBGRADE: 12" STABILIZED SUBGRADE MATERIAL HAVING A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) OF 40 COMPACTED TO 98% MINIMUM OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O T-180.
EXISTING SUBGRADE SHALL BE RE-COMPACTED AS A MINIMUM FOR ALL REPAIR AREAS. FOR AREAS OF REPAIR WHERE SUBGRADE HAS BEEN DISTURBED BY REMOVAL OF TREE ROOTS, IRRIGATION PIPING WORK, ETC., NEW SUBGRADE SHALL BE CONSTRUCTED.
5. MINIMUM ALLOWABLE PAVEMENT REPAIR SHALL BE 2'x2' AS MEASURED FOR THE AREA OF NEW FULL DEPTH LIMEROCK BASE CONSTRUCTION OR 3'x3' FOR AREA OF ROCK BASE SCARIFICATION AND RE-COMPACTON.

ALL MATERIALS AND CONSTRUCTION OF THE PAVEMENT REPAIR STRUCTURE SHALL BE IN ACCORDANCE WITH THE FDOT 'STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION', LATEST EDITION.

CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION		STANDARD ROAD DETAIL	
APPROVED: K.M.K.	REVISED:	ASPHALT PAVEMENT REPAIR	
DATE: 02/08/21			



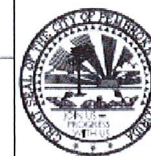
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OPTION #1

OPTION #2

CITY OF PEMBROKE PINES ENGINEERING/UTILITIES DIVISION		STANDARD ROAD DETAIL	
APPROVED: K.M.K.	REVISED:	STANDARD PARKING SPACE	
DATE: 05/17/18	05/17/18		



R-41

SHEET 1 OF 3



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CONSTRUCTION	XXX
RECORD	XXX

INSTALL MANAGER	DESIGNER
DAVID HERNANDEZ	JJR

JOB NO.
2020141.73

C-5

GENERAL ELECTRICAL SPECIFICATIONS

- THE FOLLOWING ARE ABBREVIATED SPECIFICATIONS. ALL ITEMS NECESSARY FOR A COMPLETE AND OPERABLE JOB (TO THE SATISFACTION OF OWNER) WHETHER SHOWN OR IMPLIED SHALL BE HELD AS THE RESPONSIBILITY OF THE CONTRACTOR
- IMPORTANT NOTE:** "CONTRACTOR" REFERENCED IN THESE SPECIFICATIONS SHALL INDICATE WORK BY ELECTRICAL CONTRACTOR OR ANY OF HIS SUBCONTRACTORS UNLESS NOTED OTHERWISE.
- DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT ONLY. COORDINATE INSTALLATION WITH OTHER TRADES TO VERIFY THE ACTUAL SPACE CONDITIONS THAT ARE TO BE MAINTAINED. NO ADDITIONAL PAYMENT WILL BE APPROVED FOR FAILURE TO COMPLY.
- ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING THEIR EXACT MEANING, THE ENGINEER SHALL BE NOTIFIED FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL NOTE SCALE ELECTRICAL DRAWINGS. REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT AND CONFIRM WITH CONSTRUCTION MANAGER ANY SIZES AND LOCATIONS WHEN NEEDED.
- CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE ALL ITEMS DEFINED IN THE CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: THE CONTRACT, SPECIFICATIONS, AND CONSTRUCTION DRAWINGS. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY TO INSTALL ALL ELECTRICAL EQUIPMENT, CONDUIT, WIRING ETC. AS SHOWN OR IMPLIED ON THE DRAWINGS AND TO PROVIDE A COMPLETE OPERATIVE SYSTEM TO THE SATISFACTION OF OWNER.
- CONTRACTOR SHALL PROVIDE ON-SITE SUPERVISION AT ALL TIMES WHILE THE WORK IS BEING PERFORMED AND SHALL DIRECT ALL WORK, USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- INSTALLATION OF ALL ELECTRICAL EQUIPMENT, DEVICES, CONDUITS, ETC. MUST BE COORDINATED WITH ALL OTHER TRADES. COORDINATE SHUTDOWN TIMES AND WORKING HOURS WITH BUILDING OWNER, INCLUDING OFF HOURS, WEEKEND, AND HOLIDAY WORK AS REQUIRED.
- ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE OWNER IN WRITING PRIOR TO THE AWARD OF THE CONTRACT AND AN ADDENDUM WILL BE ISSUED TO COVER SAME.
- GUARANTEE** - CONTRACTOR SHALL FURNISH OWNER WITH A WRITTEN GUARANTEE TO PROMPTLY REMEDY ALL DEFECTS OF WORK OR MATERIALS WITHOUT CHARGE FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE AND INSPECTION.
- MATERIALS - ALL MATERIALS AND EQUIPMENT SHALL BE NEW, IN ORIGINAL CONTAINERS/WRAPPINGS, SHALL BE SPECIFICATION GRADE, AND LABELED OR LISTED BY U.L. OR AN ACCREDITED TESTING ORGANIZATION AS REQUIRED BY LOCAL INSPECTORS.
- CONTRACTOR SHALL PROVIDE ADEQUATE AND REQUIRED LIABILITY INSURANCE FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK
- ALL EQUIPMENT SHALL BE DESIGNED TO OPERATE ON VOLTAGE AND PHASE SPECIFIED. CONTRACTOR FURNISHING EQUIPMENT OTHER THAN INDICATED SHALL BE RESPONSIBLE FOR ANY CHANGES IN CONDUCTORS, RACEWAYS, SWITCHES, MAIN FEEDERS, AND APPURTENANCES AND PAY ALL ASSOCIATED COSTS. REQUIREMENTS FOR ANY INCREASE IN CAPACITIES SHALL BE REVIEWED BY ENGINEER.
- CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE OWNERS' CONFIRMATION, ETC. ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK.

LICENSES, CERTIFICATIONS OF INSPECTION

- CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF ALL GOVERNING AGENCIES THAT REQUIRE SITE INSPECTION OF THE WORK AND/OR SIMPLY NOTIFICATION. THE CONTRACTOR SHALL OBTAIN AND PAY FOR PERMITS, LICENSES AND INSPECTIONS NECESSARY FOR PERFORMANCE OF THE WORK.
- CONTRACTOR AND ALL OF HIS SUBCONTRACTORS THAT PERFORM ANY WORK ON THIS PROJECT SHALL BE CURRENTLY LICENSED BY ALL AGENCIES WHICH GOVERN OVER THE LAND(S) ON WHICH CONSTRUCTION IS TO TAKE PLACE. CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS AS REQUIRED, **ALL COSTS SHALL BE BORNE BY CONTRACTOR.**
- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, LICENSES AND INSPECTIONS INCIDENTAL TO WORK UNDER THIS CONTRACT. WHEN THE WORK IS COMPLETED, THE REQUIRED CERTIFICATES OF APPROVAL SHALL BE FURNISHED TO THE BUILDING OWNER. CONTRACTOR MUST BE LICENSED IN THE STATE, COUNTY AND CITY OF THE PROJECT SITE.

CODES AND ORDINANCES

- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH LATEST EDITION OF NEC AND ALL APPLICABLE CODES AND ORDINANCES, INCLUDING SUCH AS PERTAIN TO THE SAFETY AND HEALTH RELATIONS. CODES AND ORDINANCES SHALL TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS ONLY IN CASE OF CONFLICT AND SHALL INCLUDE BUT NOT BE LIMITED TO:
 - UL - UNDERWRITERS LABORATORIES
 - NEC - NATIONAL ELECTRICAL CODE
 - NEMA - NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
 - OSHA - OCCUPATIONAL SAFETY AND HEALTH ACT
 - SBC - STANDARD BUILDING CODE
 - NFPA - NATIONAL FIRE CODES

POST CONSTRUCTION AND PROJECT CLOSEOUT DOCUMENTATION

- AS-BUILT REQUIREMENTS:** DO NOT USE RECORD DOCUMENTS FOR CONSTRUCTION PURPOSES. TO PROTECT RECORD DOCUMENTS FROM DETERIORATION AND LOSS, STORE IN A SECURE, FIRE-RESISTANT LOCATION. PROVIDE ACCESS TO RECORD DOCUMENTS FOR THE OWNER'S REFERENCE DURING NORMAL WORKING HOURS. MAINTAIN A CLEAN, UNDAMAGED SET OF BLUE OR BLACK LINE PRINTS OF CONTRACT DRAWINGS AND SHOP DRAWINGS. MARK THE SET TO SHOW THE ACTUAL INSTALLATION WHERE THE INSTALLATION VARIES SUBSTANTIALLY FROM THE WORK AS ORIGINALLY SHOWN. MARK DRAWINGS THAT ARE MOST CAPABLE OF SHOWING CONDITIONS FULLY AND ACCURATELY. WHERE SHOP DRAWINGS ARE USED, RECORD A CROSS-REFERENCE AT THE CORRESPONDING LOCATION ON THE CONTRACT DRAWINGS. GIVE PARTICULAR ATTENTION TO CONCEALED ELEMENTS THAT WOULD BE DIFFICULT TO MEASURE AND RECORD AT A LATER DATE. MARK RECORD SETS WITH RED ERASABLE PENCIL. USE OTHER COLORS TO DISTINGUISH BETWEEN

VARIATIONS IN SEPARATE CATEGORIES OF THE WORK. MARK NEW INFORMATION THAT IS IMPORTANT TO THE OWNER BUT WAS NOT SHOWN ON THE CONTRACT DRAWINGS, DETAILS OR SHOP DRAWINGS. NOTE RELATED CHANGE ORDER NUMBERS WHERE APPLICABLE. NOTE RELATED RECORD DRAWING INFORMATION AND PRODUCT DATA. UPON COMPLETION OF THE WORK, SUBMIT ONE (1) COMPLETE SET OF RECORD DOCUMENTS TO THE CONSTRUCTION MANAGER FOR THE OWNER'S RECORDS. CONTRACTOR SHALL SUBMIT AS-BUILT SET OF PLANS TO THE ENGINEER WITHIN 7 DAYS OF COMPLETION OF CONSTRUCTION.

EXISTING CONDITIONS AND DEMOLITION

- ALL ELECTRICAL DEMOLITION WORK, INCLUDING MATERIAL REMOVAL FROM THE SITE, SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR. BEFORE PROCEEDING WITH THE DEMOLITION WORK, THE CONTRACTOR SHALL OBTAIN FROM THE BUILDING OWNER A LIST OF ANY REMOVED ITEMS TO BE SALVAGED. ALL OTHER REMOVED MATERIALS AND EQUIPMENT SHALL BE PROPERLY DISCARDED OFF THE PREMISES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING PROPERTY RESULTING FROM THE CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE AT THE COMPLETION OF WORK.
- EXISTING UTILITIES AND CONDITIONS ARE SHOWN FROM FIELD DATA AND EXISTING DOCUMENTS AND ARE NOT NECESSARILY COMPLETE OR ACCURATE. ALL FIELD CONDITIONS SHALL BE VERIFIED BY CONTRACTOR BEFORE START OF CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE, EXPOSE, AND DETERMINE IF CONFLICTS EXIST WITH THE PROPOSED IMPROVEMENTS. CONTRACTOR SHALL NOTIFY THE OWNER IN ORDER TO RESOLVE ANY CONFLICTS. EXISTING ELECTRICAL CONDUIT, WIRING, ETC. DAMAGED DURING RENOVATION SHALL BE REPLACED IN LIKE KIND AND CHARACTER, AND AT THE EXISTING UTILITY LINES. DRAIN OR FIELD TILE DAMAGED SHALL BE REPAIRED OR REPLACED, AS NEEDED, IN LIKE KIND AND CHARACTER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING CONDUITS, CONTROL WIRING, ETC. WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES FOR REPAIR OR REPLACEMENT OF PROPERTY DAMAGED IN CONJUNCTION WITH THE EXECUTION OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY CONFLICTS OR DISCREPANCIES IN THE CONTRACT DOCUMENTS OR FIELD CONDITIONS PRIOR TO EXECUTING THE WORK IN QUESTION. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF DETAILS ARE CONSIDERED UNSOUND, UNSAFE, NOT WATERPROOF, OR NOT WITHIN CUSTOMARY TRADE PRACTICE. IF WORK IS PERFORMED, IT WILL BE ASSUMED THAT THERE IS NO OBJECTION TO THE DETAIL. DETAILS ARE INTENDED TO SHOW THE END RESULT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS, AND SHALL BE INCLUDED AS PART OF THE WORK.
- SITE VISIT** - CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING HIS WORK. NO EXTRAS WILL BE PERMITTED FOR LACK OF KNOWLEDGE OF EXISTING CONDITIONS. QUANTITIES OF MATERIALS SHALL BE PER CONTRACTOR'S MEASUREMENTS.

BASIC ELECTRICAL MATERIALS AND METHODS

- WHERE STRUCTURAL OPENINGS ARE NOT AVAILABLE, THE CONTRACTOR SHALL CORE DRILL OR CUT CHASES IN WALLS AND FLOORS AS REQUIRED. ALL NEW OPENINGS SHALL BE COORDINATED WITH THE ENGINEER. ALL PENETRATIONS OF THE BUILDING WALLS, CEILING AND FLOORS, THE CONTRACTOR SHALL SEAL WITH QUALITY CAULK, FIRE RATED AND WATERTIGHT, SUBMITTED FOR APPROVAL BY THE OWNER.
- TRASH REMOVAL:** CONTRACTOR SHALL REMOVE ALL TRASH CREATED BY HIMSELF OR HIS SUBCONTRACTORS DUE TO DEMOLITION OR CONSTRUCTION. THE CONTRACTOR SHALL ALSO REMOVE TRASH CREATED BY OTHER SUBCONTRACTORS INCLUDING CABLE REELS, HARDWARE BOXES AND PACKING, PROMPTLY CLEANUP ALL SOILING, DEBRIS OR OTHER UNSIGHTLY OR HAZARDOUS CONDITIONS, CAUSED BY WORK OR DELIVERIES UNDER THIS CONTRACT, FROM THE BUILDING GROUNDS, ENTRIES, CORRIDORS, STAIRWAYS, ELEVATORS OR OTHER PUBLIC AREAS. ALL SHALL BE REMOVED FROM THE SITE IN A TIMELY FASHION TO A LEGAL DISPOSAL FACILITY.
- SIGNAGE:** CONTRACTOR SHALL MAINTAIN SECURITY AROUND PERIMETER OF CONSTRUCTION SITE DURING ALL HOURS BY INSTALLING A TEMPORARY RIBBON FOR INTERIOR WORK TO IDENTIFY CONSTRUCTION AREAS AS REQUIRED. SIGNAGE SHALL BE POSTED WITH NOTIFICATIONS OF "NO TRESPASSING" AND "CONSTRUCTION AREA".
- CHECK ACCURACY OF ALL DIMENSIONS IN THE FIELD. UNLESS SPECIFICALLY NOTED, DO NOT FABRICATE ANY MATERIALS OFF SITE. NOR DO ANY CONSTRUCTION UNTIL THE ACCURACY OF DRAWING DIMENSIONS HAVE BEEN VERIFIED AGAINST ACTUAL FIELD DIMENSIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CUTTING, SUBSEQUENT PATCHING, AND REQUIRED FLASHING FOR ALL ITEMS NECESSARY FOR ELECTRICAL PART OF THE CONTRACT. PATCH, PAINT, AND REPAIR ANY AREA DAMAGED TO THE SATISFACTION OF THE BUILDING OWNER.
- THE EXACT LOCATIONS OF ALL ELECTRICAL DEVICES, EQUIPMENT AND CONDUIT, AS SHOWN ON THE DRAWING, IS APPROXIMATE. WHEN NOT SHOWN IN DETAIL, THE EXACT LOCATION OR ROUTING SHALL BE DETERMINED BY THE CONTRACTOR, SUBJECT TO THE APPROVAL OF OWNER.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORT FOR THE MOUNTING AND SUPPORT OF ALL ITEMS REQUIRING THE SAME AS REQUIRED BY N.E.C.
- TRENCHING AND BACK FILL: CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES INCLUDING EXCAVATION AND BACKFILLING AND COMPACTION.
- WHEN DIRECTIONAL BORING IS REQUIRED, CONTRACTOR SHALL INSTALL A LOOSE TONING WIRE WITHIN INSTALLED CONDUIT TO ALLOW FOR IDENTIFICATION OF UNDERGROUND CONDUITS.
- ALL BOLTS SHALL BE STAINLESS STEEL.
- FOR UNDERGROUND RACEWAYS, PROVIDE ADDITIONAL SLACK IN CONDUCTORS AND CONDUIT EXPANSION JOINTS IN ORDER TO ALLOW FOR EARTH MOVEMENT FROM SETTLEMENT, FROST, ETC. IN ORDER TO PREVENT DAMAGE TO THE CONDUCTORS OR TO THE EQUIPMENT CONNECTED TO THE RACEWAYS PER THE NEC.

ELECTRICAL EQUIPMENT

- ALL EQUIPMENT SHALL BE DESIGNED TO OPERATE ON VOLTAGE AND PHASE SPECIFIED. CONTRACTOR FURNISHING EQUIPMENT OTHER THAN INDICATED SHALL BE RESPONSIBLE FOR ANY CHANGES IN CONDUCTORS, RACEWAYS, SWITCHES, MAIN FEEDERS, AND APPURTENANCES AND PAY ALL ASSOCIATED COSTS. REQUIREMENTS FOR ANY INCREASE IN CAPACITIES SHALL BE REVIEWED BY ENGINEER.
- ALL ELECTRICAL EQUIPMENT SHALL BE LABELED, LISTED, OR CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY ACCREDITED BY THE UNITED STATES OCCUPATIONAL SAFETY HEALTH ADMINISTRATION.

FIRESTOPPING AND SEALING ELECTRICAL PENETRATIONS

- CONTRACTOR SHALL FURNISH AND INSTALL FIRESTOPPING FOR SEALING AROUND ELECTRICAL PENETRATIONS THROUGH FIRE OR SMOKE BARRIERS, AND FLOORS.
- PROVIDE SHOP DRAWINGS OF EACH CONDITION REQUIRING PENETRATION SEALS AND THE PROPOSED UL SYSTEMS MATERIALS, ANCHORAGE, METHODS OF INSTALLATION, AND ACTUAL ADJACENT CONSTRUCTION. SUBMITTAL PACKAGE SHALL ALSO INCLUDE A COPY OF THE UL ILLUSTRATION OF EACH PROPOSED SYSTEM INDICATING MANUFACTURER APPROVED MODIFICATIONS (IF APPLICABLE) AND THE MANUFACTURER'S SPECIFICATIONS, RECOMMENDATIONS, INSTALLATION INSTRUCTIONS, AND MAINTENANCE INSTRUCTIONS.
- FIRESTOPPING MATERIALS SHALL BE INTUMESCENT SAFETY BARRIERS DESIGNED TO BLOCK THE SPREAD OF FIRE AND SMOKE THROUGH PENETRATIONS CREATED BY ELECTRICAL INSTALLATIONS IN FIRE RATED WALLS AND FLOORS. MATERIALS SHALL BE FLAME, TOXIC FUME, AND WATER RESISTANT AND SHALL HAVE A MINIMUM 3 HOUR FIRE RATING. FIRE RATING SHALL BE DEFINED BY TESTS CONDUCTED BY ASTM, UL OR OTHER TESTING AND INSPECTION AGENCIES ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
- PROVIDE MATERIALS BY THE FOLLOWING MANUFACTURERS TO SUIT THE APPLICATION: SPECIFIED TECHNOLOGIES, INC (STI), SOMERVILLE, NJ; TREMCO, INC., BEACHWOOD, OH; OR 3M INC., MINNEAPOLIS, MN

FAULT CURRENT, COORDINATION STUDY, AND ARC FLASH

- CONTRACTOR SHALL CONDUCT A FAULT CURRENT CALCULATION ON ALL EQUIPMENT AND MARK AS REQUIRED PER THE N.E.C.
- CONTRACTOR SHALL PROVIDE AN ARC-FLASH STUDY AND LABEL ALL EQUIPMENT AS REQUIRED PER THE N.E.C.

GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS

- ALL RACEWAYS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE N.E.C. AND ANY LOCAL CODES.
- ALL CONDUITS SHALL CONTAIN A CODE SIZE GROUNDING CONDUCTOR.
- EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSULATED WITH GREEN-COLORED INSULATION.
- GROUNDING ELECTRODE CONDUCTORS SHALL BE STRANDED CABLE.
- MATERIALS AND CONNECTION COMPONENTS FOR GROUNDING AND BONDING SHALL BE MANUFACTURED BY ERICO, THOMAS & BETTS, OR BURNDY.
- GROUND-FAULT PROTECTION OF EQUIPMENT SHALL BE PROVIDED FOR SERVICE DISCONNECTS RATED 1000A OR MORE. THE GROUND-FAULT PROTECTION SYSTEM SHALL BE PERFORMANCE TESTED WHEN FIRST INSTALLED ON SITE. THE TEST SHALL BE CONDUCTED IN ACCORDANCE WITH INSTRUCTIONS THAT SHALL BE PROVIDED WITH THE EQUIPMENT. A WRITTEN RECORD OF THIS TEST SHALL BE MADE AND SHALL BE AVAILABLE TO THE AUTHORITY HAVING JURISDICTION.
- ALL HARDWARE SHALL BE STAINLESS STEEL 3/8" DIAMETER OR LARGER. ALL HARDWARE 1/8-8 STAINLESS STEEL INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
- FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
- NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUND BAR AND BOLTED ON THE BACK SIDE. INSTALL BLACK HEAT-SHRINKING TUBE, ON ALL GROUND TERMINATIONS. THE INTENT IS TO WEATHERPROOF THE COMPRESSION CONNECTION.
- ENSURE THE WIRE INSULATION TERMINATION IS WITHIN 1/8" OF THE BARREL (NO SHINERS).
- ALL GROUNDING HARDWARE SUPPLIED AND INSTALLED BY CONTRACTOR.

ELECTRICAL IDENTIFICATION

- PROVIDE NAMEPLATES FOR ALL MAJOR ELECTRICAL EQUIPMENT AND ON EQUIPMENT AS DIRECTED BY OWNER.
- PROVIDE ALL FEEDERS AND BRANCH CIRCUIT WIRING WITH COLOR CODED VINYL TAPE WRAPPED A MINIMUM OF 1.5 TIMES AROUND CIRCUMFERENCE OF JACKET/SHIELDING TO DESIGNATE PHASE.
- COLOR CODING OF CONDUCTORS SHALL BE PER NEC REQUIREMENTS.
- CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL SERVICE CONDUITS. CAUTIONS TAPE TO READ "CAUTION BURIED ELECTRIC"

CONDUCTORS AND CABLES

- WIRING - ALL CONDUCTORS SHALL BE EQUAL TO OR BETTER THAN MINIMUM #12 AWG FOR POWER, #14 AWG FOR CONTROL WITH 98% CONDUCTIVITY STRANDED COPPER, 600V, COLOR CODED, UNLESS NOTED ALUMINUM (AL). REFER TO "ALUMINUM CONDUCTOR REQUIREMENTS" THIS SHEET. PROVIDE 75°C RATED CONDUCTORS FOR AMPACITIES ABOVE 100A AND 60°C RATED CONDUCTORS FOR AMPACITIES OF 100 AMPS OR LESS. PROVIDE SOLID OR STRANDED FOR #10 AWG AND SMALLER, STRANDED FOR #8 AWG AND LARGER, UNLESS NOTED OTHERWISE ON DRAWINGS.
- WIRE SIZE OF BRANCH CIRCUITS SHALL BE ADJUSTED TO COMPENSATE FOR VOLTAGE DROP BASED UPON ACTUAL CONDUIT ROUTING. CONTRACTOR SHALL MAINTAIN VOLTAGE DROP AS RECOMMENDED BY N.E.C. (NOT TO EXCEED 3%).
- PROVIDE A SEPARATE NEUTRAL FOR EACH BRANCH CIRCUIT, FEEDER, ETC. NEUTRALS ARE NOT PERMITTED TO BE SHARED.
- CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.
- ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND SUCH AS "NO-OXIDE A" BY DEARBORNE CHEMICAL CO. COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED - NO SUBSTITUTIONS.
- CABLES - MC CABLE IS NOT PERMITTED.
- PROVIDE WIRE AND CABLE MANUFACTURED BY ONE OF THE FOLLOWING: AMERICAN INSULATED WIRE CORPORATION; NEXANS; CERROWIRE; SOUTHWIRE; OR ENCORE WIRE.
- PROVIDE CONNECTORS MANUFACTURED BY ONE OF THE FOLLOWING: AMP INCORPORATED; GENERAL SIGNAL, O-Z/GEDNEY UNIT; SQUARE D COMPANY, ANDERSON, ILSCO, OR BURNDY.

ALUMINUM CONDUCTOR REQUIREMENTS

- ALUMINUM CONDUCTOR GRADE SHALL BE MINIMUM AA-8000 OR THE NEWEST ALUMINUM CONDUCTOR SPECIFICATION BEING USED BY THE INDUSTRY.
- THE CONTRACTOR SHALL ABIDE BY ALL ARTICLES RELATED TO ALUMINUM CONDUCTORS IN THE LATEST ISSUE OF THE NEC.
- ALUMINUM CONDUCTORS SHALL ONLY BE TERMINATED USING ALUMINUM RATED CONNECTIONS. CONTRACTOR SHALL VERIFY TERMINATIONS ON EACH DEVICE OR EQUIPMENT BEFORE START OF WORK FOR RATED ALUMINUM CONNECTORS.
- ALL ALUMINUM (AI) CONDUCTORS TO RECEIVE ANTI-OXIDATIVE COATING DURING INSTALLATION. ALL OTHER CONDUCTORS ARE COPPER UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL ABIDE BY ALL ALUMINUM WIRING INSTALLATION STANDARDS AS REQUIRED BY THE NEIS (NATIONAL ELECTRICAL INSTALLATION STANDARDS) PUBLISHED BY THE NECA (NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION), THE CONTRACTOR SHALL ABIDE BY ALL STANDARDS IN THE NECA / AA - 2006, WHICH DEFINES MINIMUM STANDARDS OF QUALITY AND WORKMANSHIP. A SUMMARY OF SOME OF THE REQUIREMENTS FOLLOW:
 - TERMINATE WITH COMPRESSION CONNECTORS, NO RING CUTS OF THE INSULATION, CRIMP ONLY WITH A CRIMP TOOL, AND THE CORRECT DIE AS REQUIRED BY THE MANUFACTURER.
 - ALL CONDUCTORS TO RECEIVE ANTI-OXIDATIVE COATING DURING INSTALLATION.
 - TERMINATING WITH A SET SCREW CONNECTOR, THE SCREW SHALL BE TIGHTENED USING ONLY A TORQUE WRENCH.
 - NECA / AA RECOMMENDS BELLVILLE WASHERS WHEN CONNECTING ALUMINUM CONDUCTORS TO COPPER BUS BARS, ABIDE BY ALL NECA / AA RECOMMENDATIONS. DO NOT USE PIN CONNECTORS (WIRE ADAPTERS) UNLESS ABSOLUTELY NECESSARY. USE ALL / ANY OTHER OPTIONS, AND IF REQUIRED, PROVE TO ENGINEER BEFORE INSTALLING. IF USED, FOLLOW U.L. GUIDE FOR WIRE CONNECTORS (ZMOW), AND PROVIDE THE SPECIAL TOOLS REQUIRED BY THE MANUFACTURER. DIE-LESS CRIMPERS WILL NOT BE ACCEPTED.

RACEWAY AND BOXES

- RACEWAYS: UNLESS NOTED OTHERWISE, ALL EXPOSED CONDUIT SHALL BE R.G.S. AND COVERED 6" BELOW FINISHED GRADE TO BE PVC, SCHEDULE 40. PROVIDE WEATHERPROOF FLEX CONNECTIONS WHERE REQUIRED. CONTRACTOR SHALL PROVIDE JUNCTION AND/OR PULL BOXES WHERE SHOWN ON THE DRAWINGS, OR AS REQUIRED, WHETHER SHOWN ON THE DRAWINGS OR NOT, AND SIZED PER N.E.C. PROVIDE NON-METALLIC ENCLOSURE WITH OPEN BOTTOM AND GASKETED COVER MANUFACTURED BY QUAZITE OR EQUIVALENT WITH DRIVE-OVER COVER ABLE TO WITHSTAND OCCASIONAL NON-DELIBERATE LIGHT VEHICULAR TRAFFIC. LABEL COVER TO SUIT INSTALLATION (I.E. "POWER" "COMMUNICATIONS", "LIGHTING", ETC.) AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 - ABOVE GRADE: R.G.S.
 - BELOW GRADE: SCHEDULE 40 PVC (UNLESS NOTED OTHERWISE)
- ALL WIRING SHALL BE INSTALLED IN CONDUIT. ALL CONDUIT SHALL BE A MINIMUM OF 3/4".
- CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS - 200 LBS TEST POLYETHYLENE CORD. CONTRACTOR SHALL PROVIDE MANUFACTURED LONG RADIUS BENDS FOR ALL CONDUITS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. COAT ALL THREADS WITH 'BRITZ ZINC' OR 'GOLD GALV'.
- OUTLET BOXES SHALL BE CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
- PROVIDE METAL CONDUIT AND TUBING MANUFACTURED BY ONE OF THE FOLLOWING: ALFLEX CORPORATION; ANAMET INCORPORATED, ANACONDA METAL HOSE; ANIXTER BROTHERS INCORPORATED; CAROL CABLE COMPANY INCORPORATED; ELECTRI-FLEX COMPANY; GRINNELL COMPANY, ALLIED TUBE AND CONDUIT DIVISION; MONOGRAM COMPANY, AFC; REPUBLIC CONDUIT; OR WHEATLAND TUBE COMPANY.
- PROVIDE NONMETALLIC CONDUIT AND TUBING MANUFACTURED BY ONE OF THE FOLLOWING: ANAMET INCORPORATED, ANACONDA METAL HOSE; CANTEX INDUSTRIES. HARSCO CORPORATION; CONDUX INTERNATIONAL, ELECTRICAL PRODUCTS; HUBBELL INCORPORATED, RACO, INCORPORATED; THOMAS & BETTS CORPORATION, CARLON ELECTRICAL PRODUCTS; OR O-Z/GEDNEY, UNIT OF GENERAL SIGNAL.
- PROVIDE CONDUIT BODIES AND FITTINGS MANUFACTURED BY ONE OF THE FOLLOWING: CROUSE-HINDS, DIVISION OF COOPER INDUSTRIES; EMERSON ELECTRIC COMPANY, APPLETON ELECTRIC COMPANY; HUBBELL INCORPORATED, KILLARK ELECTRIC MANUFACTURING COMPANY; THOMAS & BETTS CORPORATION, CARLON ELECTRICAL PRODUCTS; OR O-Z/GEDNEY, UNIT OF GENERAL SIGNAL.
- PROVIDE METAL WIREWAYS MANUFACTURED BY ONE OF THE FOLLOWING: HOFFMAN ENGINEERING COMPANY; KEYSTONE/REES, INCORPORATED; OR SQUARE D COMPANY.
- PROVIDE BOXES, ENCLOSURES, AND CABINETS MANUFACTURED BY ONE OF THE FOLLOWING: CROUSE-HINDS, DIVISION OF COOPER INDUSTRIES; HOFFMAN ENGINEERING COMPANY, FEDERAL-HOFFMAN INCORPORATED; HUBBELL INCORPORATED, RACO INCORPORATED; THOMAS & BETTS, CARLON ELECTRICAL PRODUCTS; O-Z/GEDNEY, UNIT OF GENERAL SIGNAL; ROBROY INDUSTRIES INCORPORATED, ELECTRICAL DIVISION; OR SCOTT FETZER COMPANY, ADALET-PLM.

SAFETY SWITCHES

- ALL DISCONNECT SWITCHES SHALL BE HEAVY-DUTY CONSTRUCTION WITH LOCKABLE HANDLES SIZED AS NOTED ON THE DRAWINGS AND/OR RISER DIAGRAM. PROVIDE NEMA ENCLOSURE AS REQUIRED BY EXPOSURE TYPE. ALL FUSIBLE SWITCHES SHALL BE PROVIDED WITH DUAL ELEMENT FUSES SIZED PER THE EQUIPMENT MANUFACTURER'S RECOMMENDATION.

FUSES

- FUSES SHALL BE DUAL ELEMENT, TIME DELAY CURRENT LIMITING. CONTRACTOR SHALL COORDINATE FUSE SIZES WITH EQUIPMENT MANUFACTURER'S REQUIREMENTS AND PER THE N.E.C.
- PROVIDE FUSES MANUFACTURED FROM ONE OF THE FOLLOWING: COOPER BUSSMAN, INCORPORATED; EAGLE ELECTRIC MANUFACTURING COMPANY INCORPORATED, COOPER INDUSTRIES INCORPORATED, FERRAZ SHAWMUT INCORPORATED.



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STEVEN P. SCHAUB
LICENSE NO. 75207

REV.	DATE	DESCRIPTION
A	04.07.21	ISSUED FOR 50% REVIEW
B	04.28.21	ISSUED FOR SIGNED AND SEALED
0	07.07.21	ISSUED FOR SIGNED AND SEALED



1600 S HIATUS RD
(TESLA STATION)
PEMBROKE PINES, FL 33025

ELECTRICAL
GENERAL NOTES

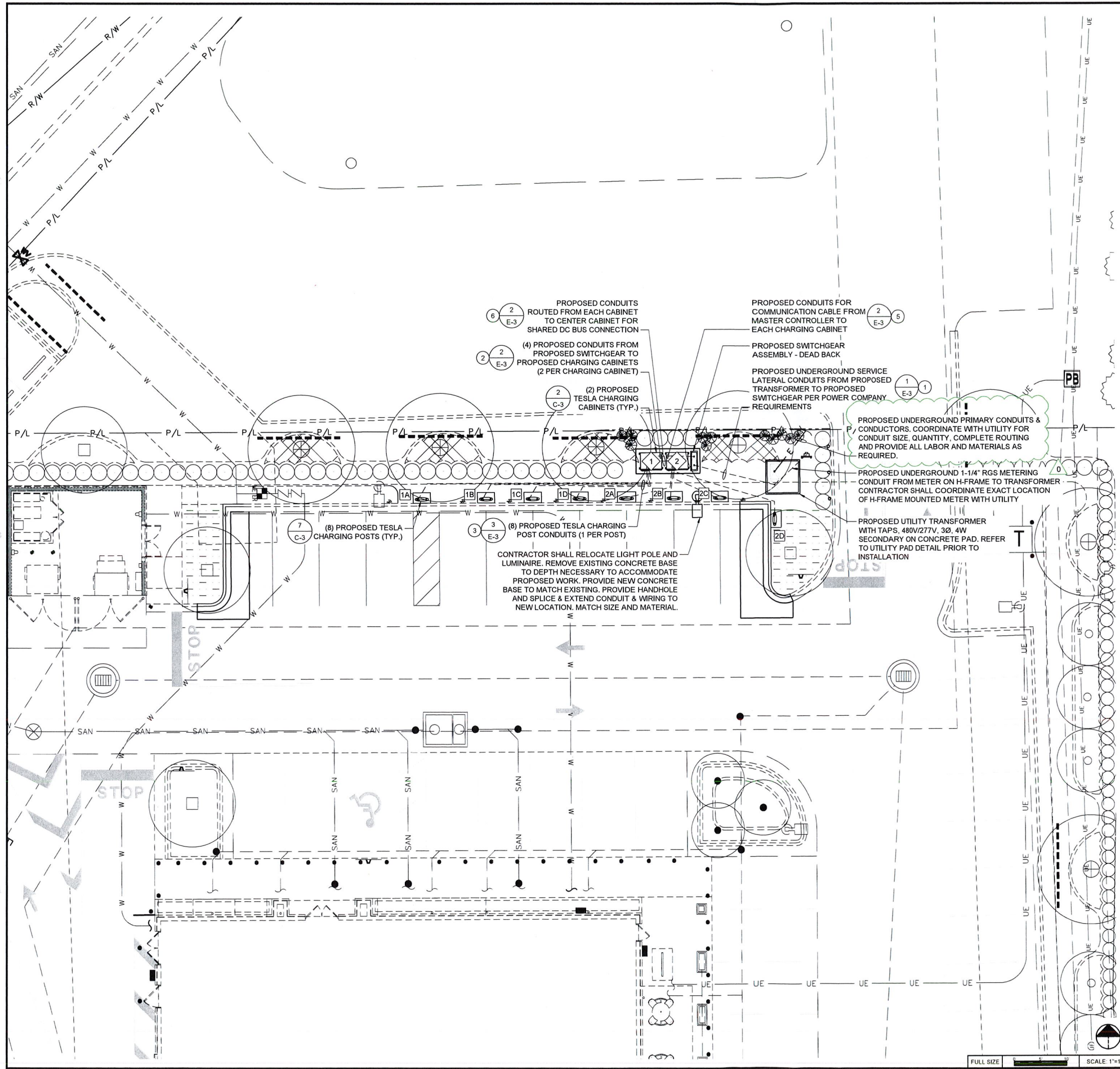
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PERMIT	xxx
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CONSTRUCTION	xxx
RECORD	xxx

INSTALL MANAGER	DESIGNER
DAVID HERNANDEZ	JJR

JOB NO.
2020141.73

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GENERAL SHEET NOTES

1. " # " DENOTES FEEDER REFERENCE. REFER TO SHEET E-2 FOR FEEDER/CIRCUIT SCHEDULE.
2. CONTRACTOR SHALL REFER TO CIVIL SHEETS FOR EXISTING LANDSCAPING TO REMAIN AND PROPOSED LANDSCAPING.
3. CONTRACTOR SHALL HAND DIG AROUND ALL EXISTING UTILITIES.
4. CONDUIT ELBOWS SHALL BE SIZED PER NEC. CONTRACTOR SHALL VERIFY MANUFACTURER ALLOWABLE FILL AND MINIMUM CONDUCTOR BENDING RADIUS. SEE FEEDER SCHEDULE FOR CONDUIT & CONDUCTOR SPECIFICATIONS.
5. ALL CONDUITS ACCESSIBLE TO THE PUBLIC OR WHICH CAN BE DAMAGED SHALL BE RIGID GALVANIZED STEEL.
6. PROPERTY LINE AND RIGHT-OF-WAY BOUNDARIES ARE SHOWN FOR REFERENCE ONLY. REFER TO WAWA SITE PLAN BY BOHLER ENGINEERING FOR EXACT LOCATION.
7. UTILITY EQUIPMENT INSTALLATIONS AND PREP WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY ENGINEER TO ENSURE ACCURACY OF INSTALLATION.
8. ALL PROPOSED CONDUITS MUST MEET MINIMUM DEPTH REQUIREMENTS AS OUTLINED IN TRENCH DETAILS. AS WELL AS MAINTAIN A MINIMUM OF 18" CLEAR OF ALL EXISTING OBSTRUCTIONS INCLUDING (BUT NOT LIMITED TO) STORM PIPES, SANITARY PIPES, WATER LINES AND OTHER UNDERGROUND UTILITIES.
9. PROPERTY LINE AND RIGHT-OF-WAY BOUNDARIES ARE SHOWN FOR REFERENCE ONLY. REFER TO SURVEY BY OTHERS FOR EXACT LOCATION.
10. FOR TRAFFIC CONTROL PROCEDURES (IF APPLICABLE), SEE TRAFFIC CONTROL NOTES ON SHEET GN-1.

ELECTRICAL SCOPE OF WORK RESPONSIBILITIES

SCOPE	BY UTILITY	BY CONTRACTOR
PROVIDE PRIMARY SIDE TRENCHING		X
PROVIDE & INSTALL PRIMARY SIDE CONDUITS W/ PULLWIRE		X
PROVIDE & INSTALL PRIMARY SIDE CONDUCTORS	X	
PROVIDE & INSTALL UTILITY TRANSFORMER PAD		X
PROVIDE UTILITY TRANSFORMER	X	
INSTALL UTILITY TRANSFORMER	X	
INSTALL CONNECTIONS AT UTILITY TRANSFORMER (PRIMARY)	X	
INSTALL CONNECTIONS AT UTILITY TRANSFORMER (SECONDARY)	X	
PROVIDE METER PEDESTAL		X
INSTALL METER PEDESTAL		X
PROVIDE METER BASE		X
INSTALL METER BASE		X
PROVIDE METER	X	
INSTALL METER	X	
PROVIDE CTs	X	
INSTALL CTs (INSIDE TRANSFORMER)		X
PROVIDE SECONDARY SIDE TRENCHING		X
PROVIDE & INSTALL SECONDARY SIDE CONDUITS W/ PULLWIRE		X
PROVIDE & INSTALL SECONDARY SIDE CONDUCTORS		X
PROVIDE ROAD CUTS / ROAD BORES		X
PROVIDE & INSTALL PAVEMENT REPLACEMENT		X

NOTE: SCOPE SHOWN ABOVE WAS PROVIDED BY FPL. FIELD VERIFY PRIOR TO CONSTRUCTION.

POWER COMPANY CONTACTS

FPL
ATTN: FAVYAN TORRES
(954) 224-2448
FAVYAN.TORRES@FPL.COM



520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101



3500 DEER CREEK RD
PALO ALTO, CA 94304
(650) 951-6000

STEVEN P. SCHAUB
LICENSE No. 75207

REV	DATE	DESCRIPTION
A	04.07.21	ISSUED FOR 50% REVIEW
B	04.28.21	ISSUED FOR SIGNED AND SEALED
0	07.07.21	ISSUED FOR SIGNED AND SEALED



1600 S HIATUS RD
(TESLA STATION)
PEMBROKE PINES, FL 33025

ELECTRICAL EQUIPMENT PLAN

ISSUED FOR:	
PERMIT	XXX
BID	XXX
CONSTRUCTION	XXX
RECORD	XXX

INSTALL MANAGER	DESIGNER
DAVID HERNANDEZ	JJR

JOB NO.
2020141.73

E-1

Drawing Name: 012020202014173 - TR1 17116 - Pembroke Pines, FL - S Hiatus Rd.dwg
TR1 17116 - S Hiatus Rd.dwg
July 13, 2021 3:17 PM - teveslage

PANEL 'MDP'

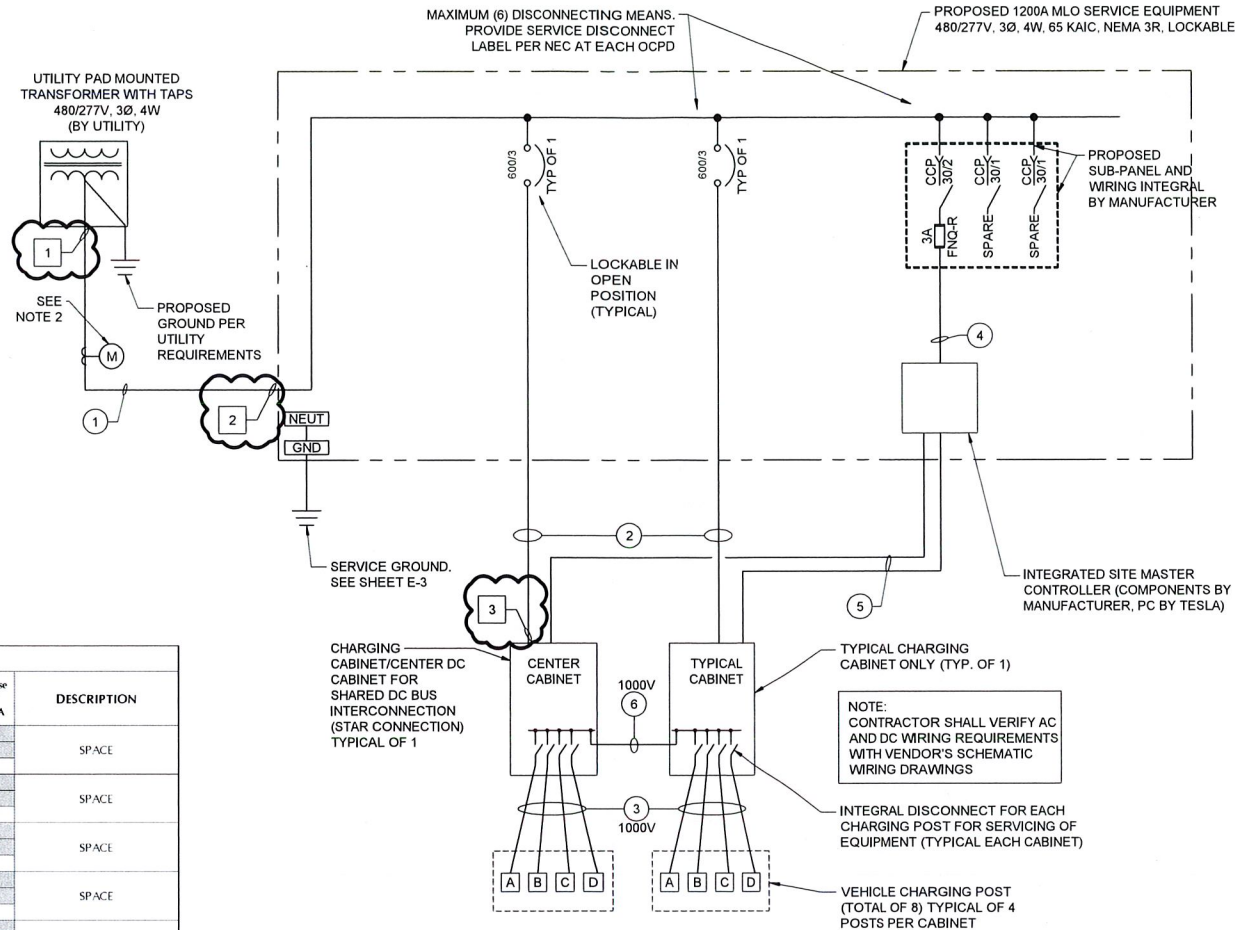
DESCRIPTION	Phase A kVA	Phase B kVA	Phase C kVA	CKT. BRK. / Poles		A	B	C		CKT. BRK. / Poles	Phase A kVA	Phase B kVA	Phase C kVA	DESCRIPTION										
CHARGING CABINET #1	129.00	129.00		600/3	1					2														
					3					4				SPACE										
					5					6														
CHARGING CABINET #2	129.00	129.00		600/3	7					8														
					9					10				SPACE										
					11					12														
SPACE	0.00		0.00		13					14														
			0.00		15					16				SPACE										
					17					18														
SPACE	0.00				19					20														
		0.00			21					22				SPACE										
			0.00		23					24														
SPACE	0.00				25					26														
			0.00		27					28				SPACE										
					29					30														
SPACE	0.00				31					32														
		0.00			33					34				SPACE										
			0.00		35					36														
MASTER CONTROLLER	0.10		0.10	30/2	37					38				SPACE										
					39					40														
SPARE			0.00	30/1	41					42	0.00	0.00	0.00	SPARE										
CORRECTED																								
kVA		258.10	258.10	258.00																				
AMPS		931.77	931.77	931.41																				
TOTAL kVA		774.20																						
TOTAL AMPS		931.22																						
					To UTILITY MTR					TOTAL kVA 967.75														
										TOTAL AMPS 1164.02														
125% COF.T. LOAD CALC.																								
VOLTAGE					480	Y/	277	PHASE	3	1-Ø OF WIRES														
										NEMA 3R E-CLOSURE														
MTR.					CB					POLES														
										FUGS														
										BUS														
										1200V AMPS														
										65 kAIC														
SERVICE ENTRANCE RATED					SPD					ISOLATED GROUND-DED BUS														
										SURFACE														
200% RATED NEUTRAL										FULLY RATED														
										FLUSH														

PANEL BOARD NOTES

- CIRCUITS SHALL BE REARRANGED AS REQUIRED TO MAINTAIN THE MOST BALANCED LOADS ON EACH PHASE WITHIN EACH PANEL. PROVIDE TYPED PANEL DIRECTORY MOUNTED PER MANUFACTURER'S RECOMMENDATIONS WITH SERVICE EQUIPMENT.
- OCPP FOR CHARGING CABINETS ARE CALCULATED AS FOLLOWS: 465A AC INPUT TO CABINET x 1.25 = 581.25A ==> 600A BRANCH BREAKER REQUIRED

AVAILABLE FAULT CURRENT (AMPS)

1	16,492
2	16,282
3	16,034



TESLA V3 CHARGING CABINET & POST ELECTRICAL SPECS							
CHARGE POST MODEL	AC INPUT VOLTAGE TO CABINET	kVA INPUT TO CABINET	AC INPUT CURRENT TO CABINET	DC OUTPUT VOLTAGE TO CHARGE POST	DC OUTPUT CURRENT TO CHARGE POST	DC SHARED BUS CURRENT	SHORT CIRCUIT CURRENT RATING
V3	380V-480V	387kVA*	465A*	0V - 500V	350A	640A	85 KAIC

*MAXIMUM LOAD PERMITTED BY AUTOMATIC LOAD MANAGEMENT SYSTEM PER NEC 625.42.

BREAKER SETTINGS								
BREAKER USE	BREAKER SIZE	I (A)	I (S) @ 6 I	I _{sc} (x I)	I _{sc} (S)	I (x I)	I _{sc} (x I)	I _{sc} (S)
V3 BRANCH CIRCUIT	600A	X	X	X	X	5	X	X

FEEDER/CIRCUIT SCHEDULE	
NO	CONFIGURATION
1	(3) 500 MCM Al (XHHW-2, 90°C) (1) 500 MCM Al NEUT (XHHW-2, 90°C) (4) SETS - EACH IN 4" PVC CONDUIT
2	(3) 500 MCM Al (XHHW-2, 90°C) (1) 500 MCM Al NEUT (XHHW-2, 90°C) (1) #1 AWG Cu GND (XHHW-2, 90°C) (2) SETS - EACH IN 4" PVC CONDUIT OR 4" NON-METALLIC FLEXIBLE 90° CONDUIT RATED FOR DIRECT BURIAL
3	(4) 350 MCM Al (XHHW-2, 90°, 1000V RATED) (1) #1 AWG Cu GND (XHHW-2, 90°, 1000V RATED) (1) 1000V, CLASS 1, COMM CABLE (1) SET IN 4" PVC CONDUIT OR 4" NON-METALLIC FLEXIBLE 90° CONDUIT RATED FOR DIRECT BURIAL
4	FACTORY INSTALLED WIRING
5	OUTDOOR RATED/SHIELDED CAT5e OR CAT6 COMMUNICATION CABLE IN 1" PVC CONDUIT.
6	(2) 600 MCM Al (XHHW-2, 90°, 1000V RATED) (1) #3/0 AWG Al DC MID (XHHW-2, 90°, 1000V RATED) (1) #1/0 AWG Cu GND (XHHW-2, 90°, 1000V RATED) (2) SETS - EACH IN 3" PVC CONDUIT. (1) #3/0 AWG Al DC MID DISC. (XHHW-2, 1000V RATED) 36" LONG IN EA. CABINET, NOT ROUTED IN CONDUIT

NOTE:
ALL AC CONDUCTORS SHALL BE RATED @ 600 VOLTS.
ALL DC CONDUCTORS SHALL BE RATED @ 1000 VOLTS.

GENERAL SHEET NOTES

- NEUTRAL MUST BE INCLUDED FOR PROPER OPERATION OF TESLA SUPERCHARGERS.
- PROPOSED UTILITY CTs SHALL BE LOCATED IN UTILITY APPROVED CT COMPARTMENTS MOUNTED IN TRANSFORMER. PROPOSED METER SHALL BE MOUNTED ON H-FRAME.
- ALL CONDUIT FURNISHED AND INSTALLED BY CONTRACTOR.
- ALL WIRING FURNISHED BY TESLA AND INSTALLED BY CONTRACTOR UNLESS NOTED OTHERWISE. SEE SHEET EN-1 FOR UTILITY/CONTRACTOR SCOPE OF WORK.
- THE TESLA PROVIDED CHARGING CABINETS AND THE CHARGING POSTS USED ON THIS PROJECT COMPLY WITH THE FOLLOWING STANDARDS:
 - TUV CERTIFIED TO UL 2202
- THE AFOREMENTIONED STANDARDS IDENTIFY THE REQUIREMENTS MET BY THE TUV CERTIFIED EQUIPMENT, INCLUDING BUT NOT LIMITED TO:
 - PROTECTION AGAINST ELECTRIC SHOCK
 - OVERLOAD AND SHORT CIRCUIT PROTECTION
 - FAULT PROTECTION
 - DEGREES OF PROTECTION AGAINST ACCESS TO HAZARDOUS LIVE PARTS
 - THE INTERNAL COMPONENTS OF THE SYSTEM ARE PROPRIETARY. ANY QUESTIONS CONCERNING ACTUAL INTERNAL PROTECTIVE DEVICES MUST BE COORDINATED DIRECTLY WITH TESLA.
 - INTERLOCK THAT DE-ENERGIZES THE ELECTRIC VEHICLE CONNECTOR WHENEVER THE ELECTRICAL CONNECTOR IS UNCOUPLED FROM THE ELECTRIC VEHICLE
 - AUTOMATIC DE-ENERGIZATION OF CHARGING POST CABLE UPON EXPOSURE TO STRAIN
- ALL ELECTRICAL EQUIPMENT SHALL BE LABELED, LISTED, OR CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY ACCREDITED BY THE UNITED STATES OCCUPATIONAL SAFETY HEALTH ADMINISTRATION.
- REFER TO THIS SHEET FOR FAULT CURRENT CALCULATIONS. CONTRACTOR SHALL MARK ON ALL EQUIPMENT AS REQUIRED PER N.E.C.
- REFER TO SHEET E-3 FOR ARC FLASH LABEL DETAILS. CONTRACTOR SHALL LABEL ALL EQUIPMENT AS REQUIRED PER N.E.C.



520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101



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STEVEN P. SCHAUB
LICENSE No. 75207

REV.	DATE	DESCRIPTION
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1600 S HIATUS RD
(TESLA STATION)
PEMBROKE PINES, FL 33025

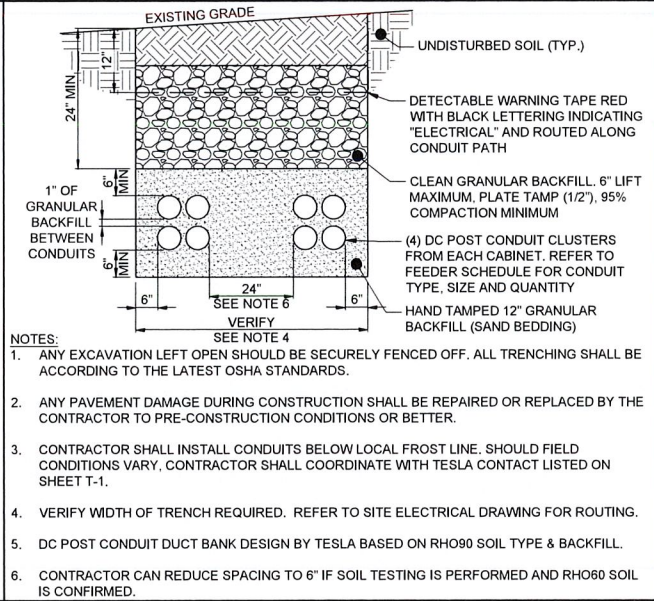
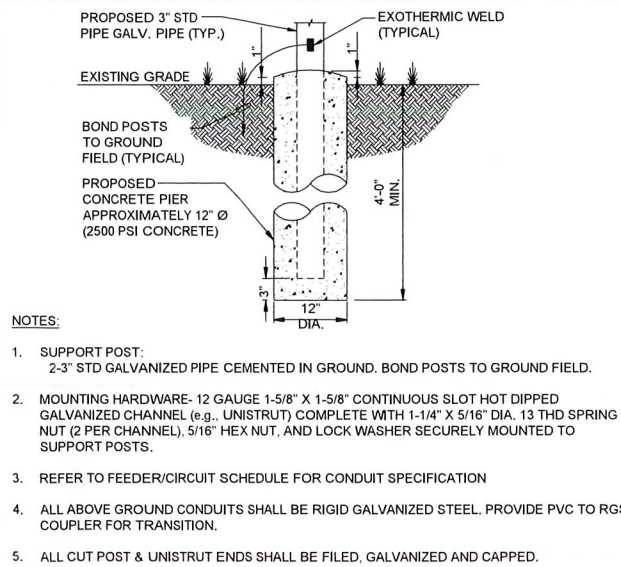
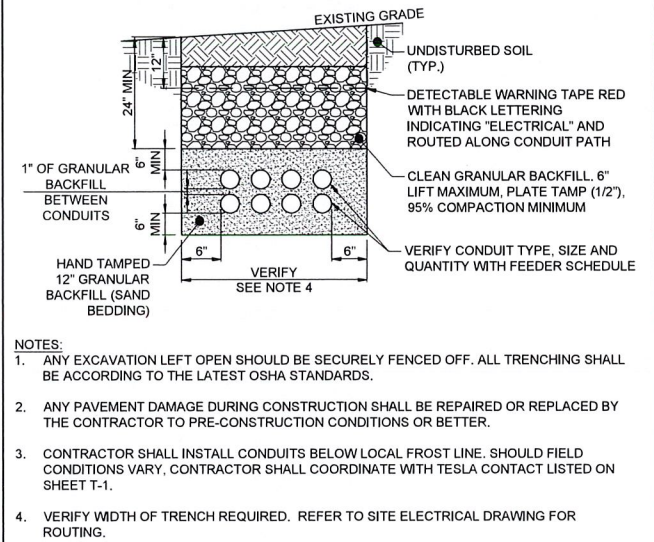
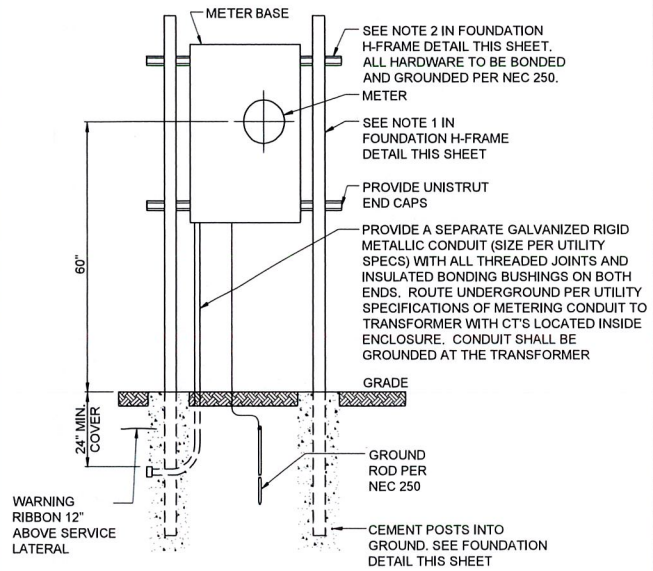
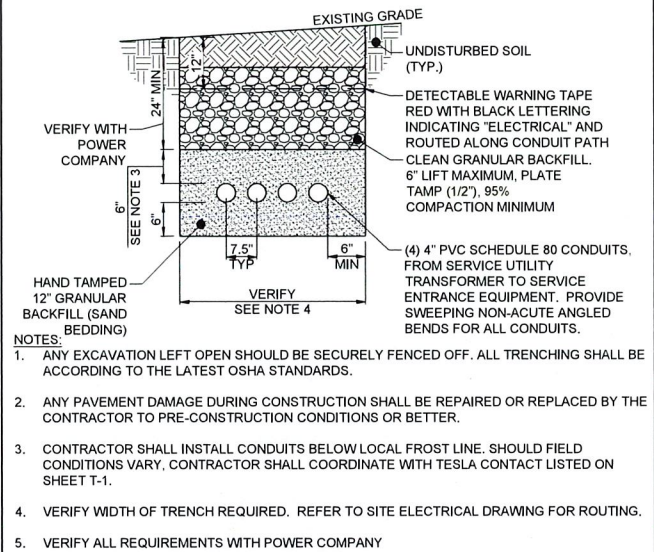
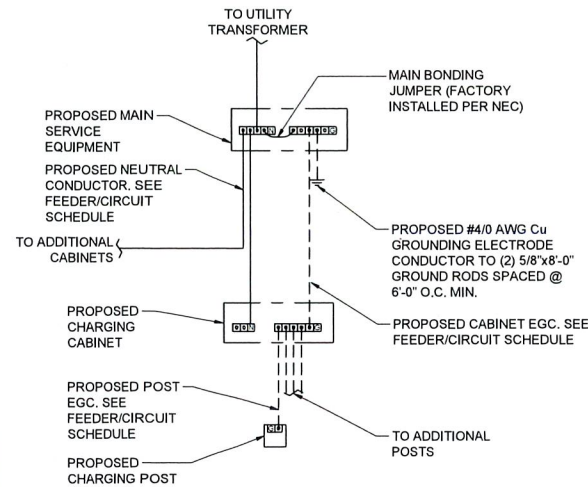
ONE-LINE DIAGRAM
& PANEL SCHEDULE


ISSUED FOR:	
PERMIT	XXX
BID	XXX
CONSTRUCTION	XXX
RECORD	XXX

INSTALL MANAGER	DESIGNER
DAVID HERNANDEZ	JJR

JOB NO.
2020141.73

E-2






WARNING

Arc Flash and Shock Risk

Appropriate PPE Required

FLASH PROTECTION	SHOCK PROTECTION
Incident Energy at 18 in	Shock risk when cover is removed
Min. Arc Rating: 7.16 cal/cm ²	480 VAC
Arc Flash Boundary: 55 in	
Glove Class: 00	
	Limited Approach 42 in
	Restricted Approach 12 in

Bus: INCOMING SECTION Prot: UTILITY FUSE



WARNING

Arc Flash and Shock Risk

Appropriate PPE Required

FLASH PROTECTION	SHOCK PROTECTION
<p>Incident Energy at Min. Arc Rating 18 in 1.30 cal/cm²</p> <p>Arc Flash Boundary: 18 in</p> <p>Glove Class 00</p>	<p>Shock risk when cover is removed 480 VAC</p> <p>—</p> <p>Limited Approach 42 in</p> <p>Restricted Approach 12 in</p>

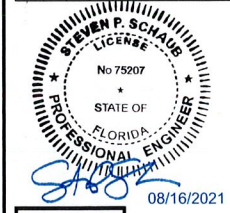
Bus: CHARGING CABINETS Prot: 600A BREAKER

CHARGING CABINETS

NOTES:

1. FOR ANY QUESTIONS OR CLARIFICATIONS REGARDING LABELS, CONTACT MIKE GREEN, GPD GROUP, AT 330-572-2267.
2. ARC FLASH INCIDENT ENERGY ANALYSIS COMPLETED PER NFPA 70E 2018.
3. ARC FLASH CALCULATIONS PER IEEE 1584, 2018.
4. LABELS SHALL BE PRINTED WITH PERMANENT INK ON WEATHERPROOF LABELS WITH SELF STICKING ADHESIVE.
5. INSTALL LABELS PER NEC SECTION 110.16.
6. FOR EACH SWITCHGEAR SECTION, CONTRACTOR SHALL PROVIDE (1) APPLICABLE LABEL ON EXTERIOR DOOR AND (1) APPLICABLE LABEL ON INTERIOR FRONT FACING SECTION. CONTRACTOR SHALL FIELD VERIFY SPECIFIC LOCATION FOR LABEL PLACEMENT(S).
7. CONTRACTOR SHALL PROVIDE LABELS WITH ANY ADDITIONAL INFORMATION AS REQUIRED BY LOCAL JURISDICTION, STATE AND FEDERAL CODES AND LAWS.

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C	07/07/21	ISSUED FOR SIGNED AND SEALED



1600 S HIATUS RD
(TESLA STATION)
PEMBROKE PINES, FL 33025

ELECTRICAL DETAILS

ISSUED FOR:	
PERMIT	XXX
BID	XXX
CONSTRUCTION	XXX
RECORD	XXX

INSTALL MANAGER	DESIGNER
DAVID HERNANDEZ	JJR

JOB NO.
2020141.73

E-3